

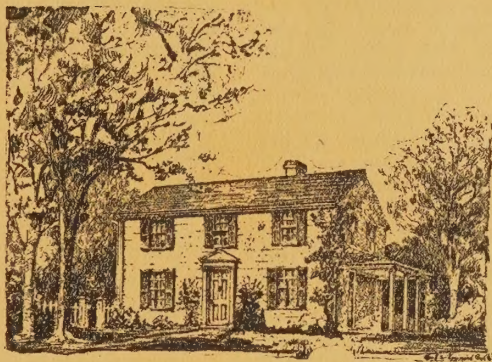
HOUSE BEAUTIFUL HOMES



The HOUSE BEAUTIFUL
PUBLISHING CORPORATION
8 Arlington Street, Boston

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THE
Home Builders' Service Bureau
WHAT IT CAN DO FOR YOU



*The Home Builders' Service Bureau will help
you with your problems, whether they lie
in the field of planning, remodeling,
planting, or decorating*

THE HOUSE BEAUTIFUL PUBLISHING CORPORATION
8 ARLINGTON STREET, BOSTON, MASS.

Extracts from Clients' Letters

In the following pages the purpose of the Home Builders' Service Bureau and the various kinds of service that it renders are described in detail. It has been a great satisfaction to us that we have been able to help so many House Beautiful readers in the solution of their house or garden problems. That our services have been appreciated, the following extracts from letters written to the Bureau show.

"The plans for the house have just arrived and I am writing at once to tell you how delighted I am with them. All the changes you have made are, I think, great improvements."

"The new plan 'B' is excellent. We are thoroughly pleased with it. I think you have done a fine job. I cabled you August 1, 'Sketch B satisfactory. Kindly develop plans.'"

"In July we purchased the plans and specifications for the Colonial house from you. We also had your department lay out a plot plan. These have both proved to be very satisfactory, and we are making splendid progress with the house. Up to the time of this writing, I have not had occasion to order one single change."

"I have received the blueprints which you sent me, and I am very much pleased with the work. You may proceed with the working drawings at the price quoted."

"This acknowledges your letter of March 27, and also receipt of the sketches of our house. Wish you might have been around when they were opened. You see, they were a complete surprise to Mr. T., as he had not the slightest intimation that I had gone into this matter with you, and the results of your efforts were beyond any expectations we might have had. Suffice it to say, both schemes look wonderfully attractive in the sketches, and Mr. T.'s enthusiasm came up with a bound when he saw them. I must admit we have both been more or less pessimistic about altering this house since we have bought it and gotten better acquainted with its hideously steep, awkward roof; and a good many trips over the highways of New England, with their lovely old houses, and gently sloping roof-lines, have not improved our feelings any toward this particular roof. Now, as we see it remodeled on paper, it looks quite respectable. We are wondering if it could possibly be so in reality. We can

not decide which plan is the more attractive. Personally, I'd like to know what your own opinion is in this respect, even though you have only seen the place in pictures. The door sketch is lovely."

"The house moves slowly toward completion, but we, and others as well, are delighted with it. The plans and specifications are invaluable."

"Thank you so much for the plans. We are greatly pleased with them. Your suggestions have been very helpful indeed, and we appreciate your detailed letter."

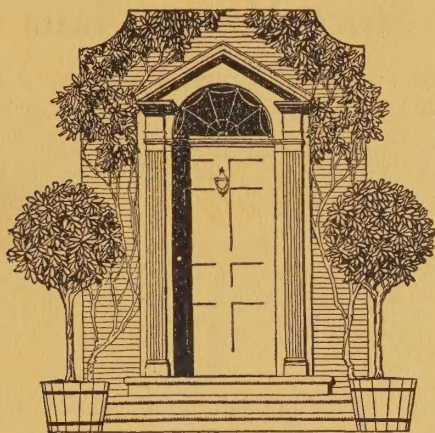
"We received the design which you made of a house in Spanish Architecture and think it a splendid plan in view of arrangement of rooms and general outline for the lot.

"Since we are not building until early spring, we have time to work out the details of decoration, etc., and are now considering a house on the same lines, but more of an English Cottage with sloping roofs with the same room arrangement."

"We wish to thank you for your kind interest in our problems and the very successful way in which you solved them."

"The blueprint and letter that you sent me were received several days ago. I am more than delighted with the plan. Since I wrote my letter to you I have realized how impossible it was for anyone to fulfill my wishes and get everything that I wanted into such a small house. Also, I fully agree with you as to the placing of the garage. As to the 'breezeway,' that is an innovation that is quite new to me. I would be interested to know how that would work out. . . .

"Be assured that I am not in any way losing interest in the high ideals that *House Beautiful* stands for, and that this is just a postponement and when I am ready to go ahead I intend to avail myself of your service."



Purpose

THE HOME BUILDERS' SERVICE BUREAU is an important department of the *House Beautiful*, as it gives to readers who desire special help information that is applicable to their individual needs. Thus we extend the usefulness of the magazine along the lines of its particular subjects: building, furnishing, and planting. This help is offered in several ways. One of our first important services was the selling of stock plans, designed by established architects, to home builders whose requirements made it possible for them to adapt such general plans to their purposes.

After successfully selling these stock plans for years, we became convinced that we could increase the usefulness of the Bureau by helping the many people who wanted more individual houses, but who felt they could not afford the services of an architect. We saw an opportunity to offer these people the professional service they desired, but which they could not obtain through the ordinary channels, and believed that by entering this field, apparently unoccupied, we should not encroach in any way upon the architectural profession. Experience has proved that we were right in our assumption, and we have been able to help numbers of our readers by designing small houses drawn primarily for them. This service is for the small householder only, and we advise those who desire a house of considerable size to employ an architect.

Similarly, we offer individual service in the two professions of Interior Decorating and Landscape Architecture for problems connected with the small house. Each type of service is described in detail in the following pages.

Stock House Plans

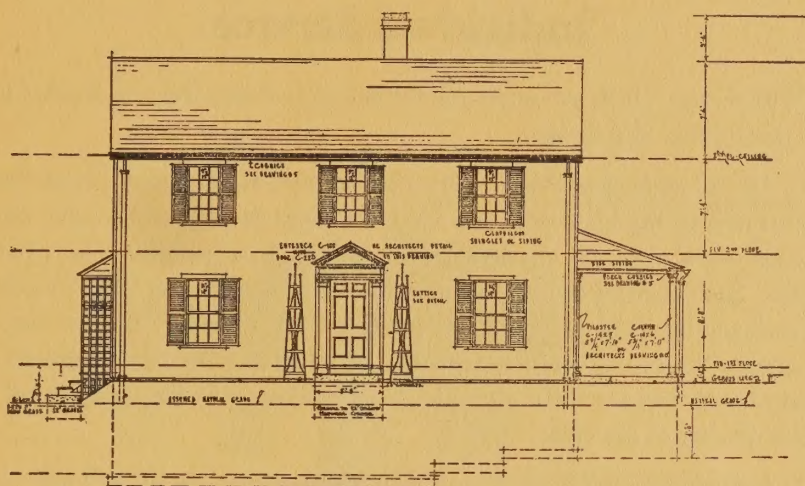
IF your requirements do not vary largely from the average, — that is, if your needs are met by the five-, six-, or seven-room house of usual plan, and if this house is to be built on a level lot with no unusual features, — then the least expensive way for you to obtain a house of good design and sound construction is by the use of stock plans.

We have for sale several of these stock plans of different types of houses which have been designed for us by architects of established reputation. From these a most pleasing and satisfactory house can be built if your contractor accurately interprets them and conscientiously follows the specifications.

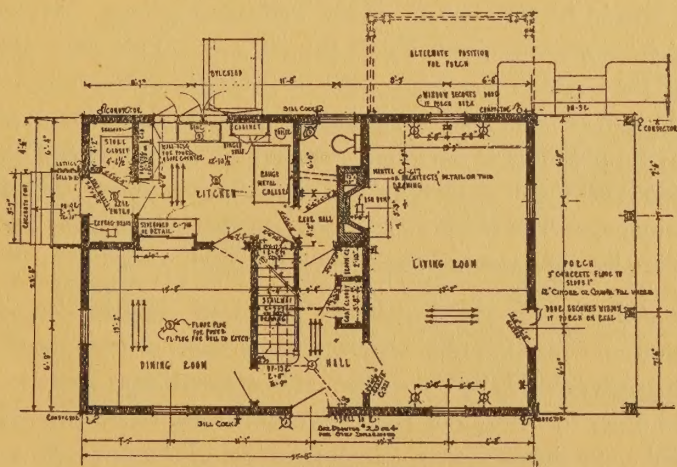
One of these houses, "the Colonial," designed for us by Frost and Raymond, architects, is illustrated on the opposite page. Plans and sketch elevations of this house as well as others are shown in our House Plan Bulletin, which we shall be glad to send you upon the receipt of 25 cents. These stock plans sell for the most part for \$50.00; a sale consists of two sets of blueprints and two sets of specifications. The costs of building from these plans we cannot give, as figures vary widely in different parts of the country and change from month to month. For your protection, however, we are glad to send blueprints on approval to enable you to get a figure on them from your contractor. For more complete information, send for the House Plan Bulletin already mentioned.

The elevation and first-floor plan which are shown on the opposite page are taken directly from the quarter-scale working drawings of the Colonial house. These drawings, it should be noticed, give detailed information for the contractor: that is, the house is fully dimensioned; the placing of windows is fixed, and the glass sizes are given; light outlets are located; ceiling heights are given, and other such necessary details. Compare these plans with the sketch plans shown on page 7, and you will realize vividly the difference between them, and the futility of trying to reproduce a house without regular working drawings. Nor are only such quarter-scale drawings sufficient. In addition to quarter-scale plans of three floors and four elevations, a set of blueprints of this house includes, for instance, large-scale details of the front door, the cornice, the chimney and living-room mantel, and the cabinets in the kitchen.

To these stock plans, which have been drawn for us by practising architects, we add, from time to time, plans which have been made in our Bureau for individual clients, but which seem to be of general popular interest. Before making any decision about your house, therefore, if you do not find the plan you want among our stock designs, write us your requirements, as we may have in our files just the plans you are looking for.



Front elevation of the Colonial House. This house, designed for us by Frost and Raymond, architects, is one of our most popular stock houses, and has been built in many parts of the country. A perspective sketch of it is shown on the first page of this circular



The first-floor plan of the Colonial House. The second-floor plan and a complete description of the house are shown in our House Plan Bulletin as mentioned on page 4

Individual Service

THE service which we render for individual problems may be divided into three parts, as follows:

1. Alterations to Stock Plans. Very often a client will find that a stock house approximately fits his needs, but would be more satisfactory if some slight changes were made — the living-room enlarged perhaps, or a sun porch added. Such changes as may be necessitated in the plans by these modifications should be made by us, and not entrusted to the builder. For this service we charge the actual drafting-expenses, and in this connection it should be remembered that extensive alterations are expensive, as they may entail an entire new set of drawings.

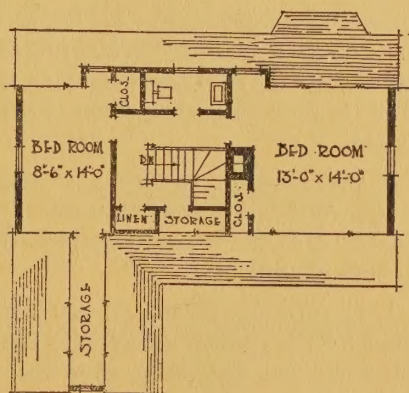
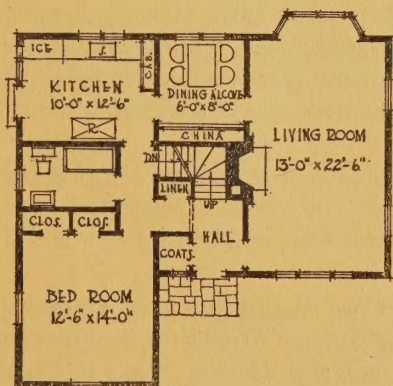
2. Individually Designed Houses. In designing a house to meet *your* requirements and fit *your* lot, the procedure is as follows: From a rough drawing, or a list of necessary and desirable features submitted by you, we make a quick sketch of two elevations and two floor-plans which will embody and give architectural expression to your desires. This sketch is then submitted to you for approval. If it is satisfactory, and you decide to build the house, it should be returned to us for working drawings. *You should not attempt to build from the sketch*, for, if you do, you will get the builder's conception of the house and not ours, since it is largely in the proportions and detail, which must be worked out at large scale, that distinction is given to a house. These plans, as is customary, remain our property, and we reserve the right to resell them. A sketch illustrating this kind of service is shown on the opposite page. The charges for a sketch of this kind and for the working drawings are listed on the last page of this circular.

3. Remodeling of Existing Buildings. This work may be done from the blueprints from which the house was originally built, or from measurements and photographs sent us by the owner. It is essential that complete data be sent us in order to ensure our proper understanding of existing conditions, and to make our sketches show actual solutions of the problems that exist. The charges for this type of work are based wholly on the amount of time involved. If a trip to the property is necessary, the architect's time and expenses are charged in addition to the time taken in the office. These charges are itemized on the last page of this circular.

THE HOME BUILDERS' SERVICE BUREAU



The elevation and plans shown here illustrate the type of sketch that is made for an individual problem. After this is returned approved or with suggested changes, we proceed to the working drawings and specifications, from which your contractor can build



Landscape Work

THERE are three kinds of service which may be listed under this head: the making of the general design plan; the making of the detailed planting-plan; and the drawing of construction details of garden features.

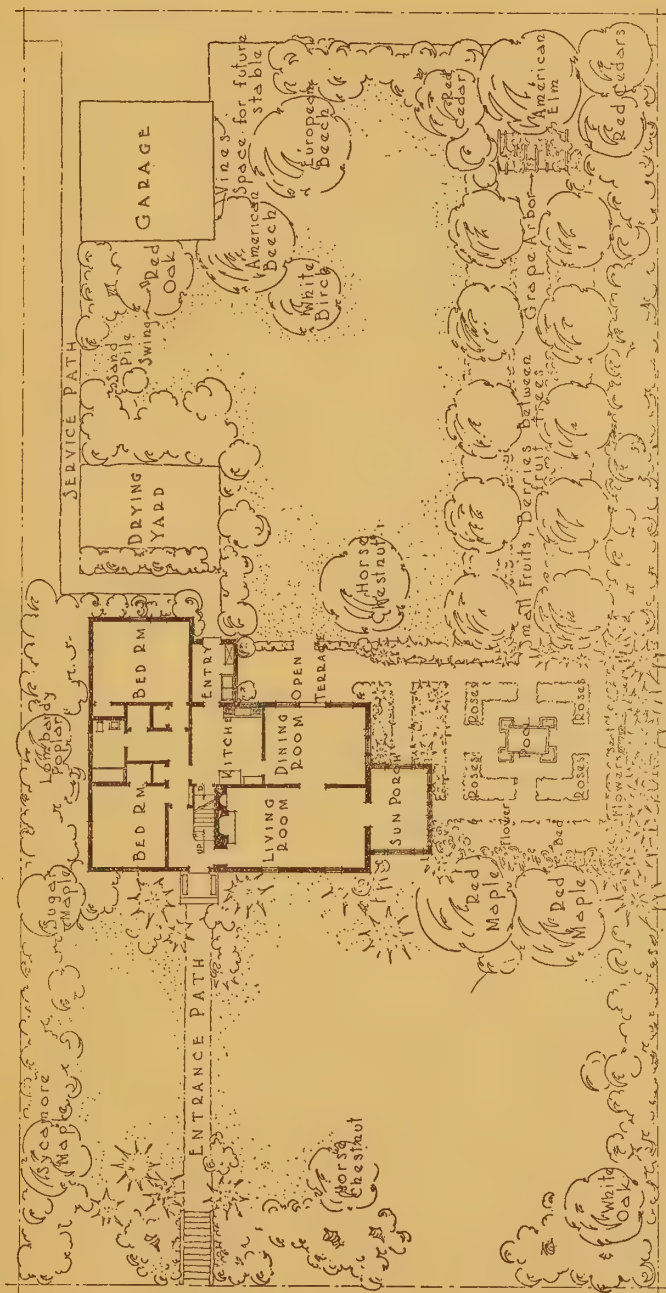
1. The General Design Plan. If your lot is an average one — that is, one that does not vary much from the typical forty or fifty feet by seventy-five or one hundred feet — we will make a design plan to show the location of the house, garage, drive, laundry yard, garden, and general planting. Ideally, these features should all be located when the house is being planned, as only in this way can you be assured that an economical use is being made of the land, and that the various units are in a convenient relation to each other. But late help is better than none, and, even if the house is built, you should still have a plot-plan that will show new, or unify the old, elements of the lot and indicate where the gardens and the planting should be.

On the opposite page is a design plan which we made for a lot on which was to be placed our house Number 16. As the owner consulted us before the foundations of the house were dug, we were able to advise him about its location as well as the placing of the garage and other features. This lot, although not a typical one, being 100' x 200' in size and sloping toward the front enough to necessitate a flight of twelve steps, yet allows a design that is sufficiently general to apply to an average rectangular lot. The house was placed 65' back from the front lot line in order to align with neighboring houses, and a street at the back allowed the garage to be placed at the extreme rear. This plan, it should be noted, shows only the general location of the planted areas. An accompanying report gave the general character of the planting about the house and lawn, but for the planting of the rose garden a detailed planting plan was necessary. Also accompanying this general plan were detailed drawings which showed the construction of the front steps and of the pool in the rose garden.

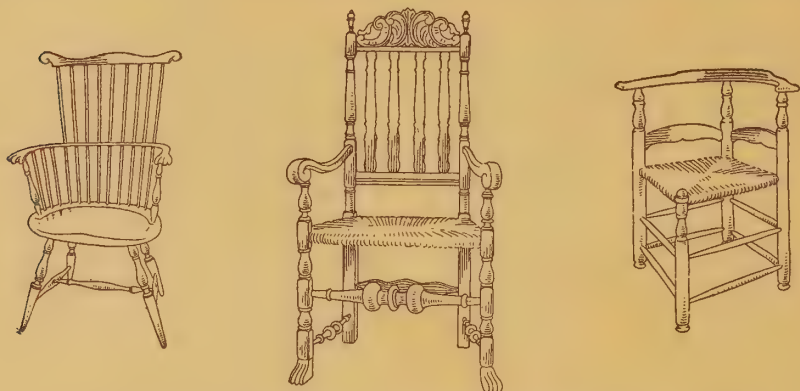
2. Detailed Planting-Plan. For any special area, a detailed planting-plan, as just stated, is necessary to show, not only the kinds of plants to be used, but the sizes of the planting-areas, the exact location of the plants, and the number required.

3. Construction Details. If you want a fence designed for your grounds, an arbor for the garden, a pool, bird bath, or perhaps a trellis for the house, we will make you sketches to show their design, and working details to explain just how they are constructed, as was done for the steps and pool on the plan illustrated opposite.

The charges for these three kinds of service are listed on the last page of this circular.



Above is a general design-plan for a lot 100' x 200' showing the location of house, garage, and garden.
It is typical of the plot plans made by us



The Windsor chair at the left is the type suggested for use on either side of the fireplace and on the opposite wall, marked 6 on the plan on the opposite page. For one of these might be substituted the roundabout chair shown at the right. The banisterback arm chair above is suggested as No. 8 on this same plan

Interior Decorating

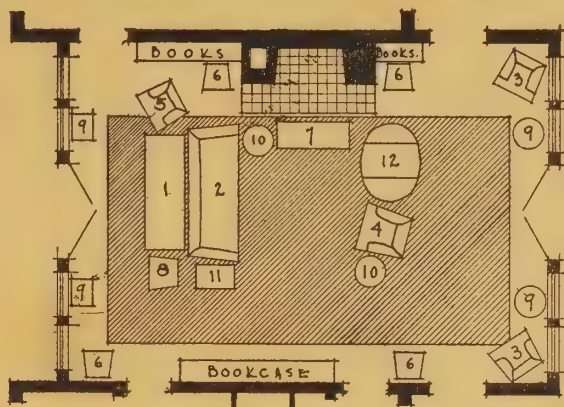
OUR service for this branch of home-making varies from the answering of simple questions to the arranging of furniture and the working-out of color schemes.

We shall assume, for instance, that you wish to add a few new pieces of furniture to your living-room, to rearrange the placing of the existing furniture, and to buy new hangings. You will then send to us the size of the room, a description or photographs of the pieces of furniture that you wish to retain and their sizes, with your color scheme, and we will draw your floor plan to scale, indicating what we consider the best grouping of the furniture, with suggested new pieces, showing these where necessary by means of quick pencil sketches. Samples* of materials for hangings will be sent when essential to explain the scheme.

If you wish entirely to refurnish your room, or are furnishing a new house, we will make complete schemes for as many rooms as you desire, which will include drawings of furniture, samples, and floor plans to show the placing of the furniture. We will also give advice about the treatment of floors, walls, and ceilings, and such other information as you may desire.

On the opposite page is a plan which shows an arrangement of furniture made for a living-room in a summer cottage. Below it is a portion of the report which accompanied the plan, and which gives more specific information about the furniture and color scheme. The charges for this service are given on the last page of this circular.

* The samples sent, please note, are loaned only and must be returned to us.



Plan showing furniture arrangement for a living room

KEY TO THE ABOVE PLAN

COLORS: gray, green, blue, and salmon, with accents of yellow.

WALLS AND WOODWORK: all walls and woodwork, including wood strips that cover joints in beaver board to be painted gray like sample enclosed with report.

FLOOR: to be stained gray driftwood color; rug size 21' x 12' to be gray like sample.

FURNITURE:

- | | |
|---|---|
| 1. Maple table with yellow linen table-cover | 7. Stool with pad of striped material |
| 2. Seven-foot upholstered couch. Two pillows of salmon linen on couch | 8. Armchair with seat cushion of material like that on stool |
| 3. Upholstered chairs. Slip covers of figured chintz with pleated flounce | 9. Small maple tables — turned legs — with black jars for flowers |
| 4. Wing chair | 10. Tripod table with round top in maple |
| 5. Upholstered chair in green glazed chintz, seams piped with yellow | 11. Turned-leg, square-top table, painted blue |
| 6. Black Windsor chairs with pads of salmon linen bound with green | 12. Gate-legged table |

CURTAINS: glass curtains to be omitted.

OVERCURTAINS: one pair to each group of windows, four pairs in all, of 36" silk, full width to each curtain with French heading at top, to be hung outside casing and to sill, pushed far back so that only a strip of color shows. Color, greenish-blue silk bound in yellow 1" wide with piping of salmon for accent.

LIGHTING: two lamps of dark-brown pottery on long table (1); one lamp of blue pottery, same color as curtains, on gate-legged table (12); shades for above to be simple toned paper in beige color with border of blue and salmon.

Schedule of Charges

The prices of our stock plans, as listed below, have been made moderate enough to enable anyone who intends to build to avail himself of our service. They are negligible when compared with the cost of building.

STOCK PLANS

The prices for these vary, but most of them cost \$50.00

INDIVIDUAL SERVICE

| | |
|--|-------|
| Alterations to stock plans — on a time basis with hourly rate of | 1.50 |
| Sketches for new houses — minimum charge | 20.00 |
| This charge is credited when working drawings are ordered. | |
| Working drawings and specifications — minimum charge based on estimated cost of house at 45c a cubic foot. | 2½% |
| Sketches for alteration of existing house — minimum charge | 20.00 |
| Working drawings and specifications for alteration based on time required. Per hour | 1.50 |
| General Landscape Design Plan — minimum charge | 10.00 |
| Detailed Planting-Plan — “ “ | 10.00 |
| Garden Construction Details — “ “ | 10.00 |
| Interior Decorating — per room — minimum charge | 10.00 |
| Consultation at the job for any of the above services, per day, plus traveling-expenses | 25.00 |
| Per hour, plus traveling-expenses | 4.00 |

Note: It should be stressed that in all the above work the charge must necessarily vary with the time required. Obviously a drawing for a simple lattice, for instance, will cost less than a drawing for an elaborate fence; and a sketch for a simple six-room cottage will be less expensive than a sketch for a larger house or for an involved alteration. Except in the case of sketches and working drawings for houses, it is difficult to estimate what drawings will cost, but we charge you only our actual expenses.

THE HOUSE BEAUTIFUL HOME BUILDERS' SERVICE BUREAU
8 ARLINGTON ST., BOSTON, MASSACHUSETTS



SPECIAL HOUSE PLAN SUPPLEMENT



Selected Designs *of* The Architects Small House Service Bureau

(Endorsed by the American Institute of Architects)

In this booklet are a number of specially selected designs of the Architects Small House Service Bureau of America. This organization controlled by the American Institute of Architects is able through its splendidly organized regional bureaus to supply the small home builder with expert technical advice and supervision in the building of six-room houses and under. The small home builder is enabled through this Architectural Service to obtain personal architectural supervision at small cost which many times eliminates the costly mistakes made where professional supervision is not employed.

The complete plans for these homes are ready to use. They include working drawings, specifications and a quantity survey.

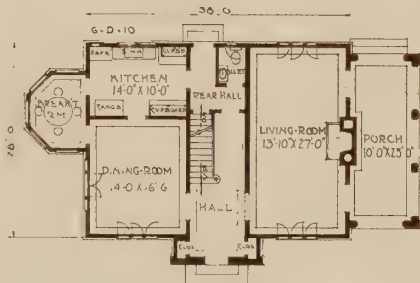
We highly recommend these plans of the Architects Small House Service Bureau to those who intend building a six-room house or smaller.

THE BISHOPRIC MANUFACTURING CO.
CINCINNATI, OHIO

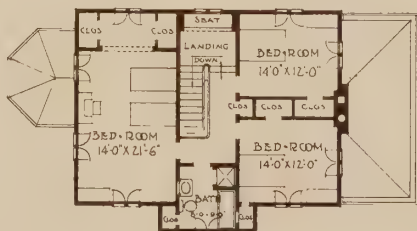




House Plan No. 6-D-10



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Construction: Masonry foundations, which may be of hollow tile, concrete block, brick or poured concrete with brick showing above grade to first floor window sills, and capped with stone water table and sills. Walls cream colored rough dash stucco over frame wall. Slate roof of weathering green and purples.

Depth: 28 feet 0 inches. **Width:** 38 feet plus 10 feet for porch, and 9 feet for breakfast room.

Lot: 65 to 75 feet frontage. **Designed to Face:** West and south. Reversed plans should be secured for other facings. **Cubage:** Approximately 39,400 cubic feet. **Attic:** Large attic space accessible by means of disappearing stair in upper hall. **Chimney:** One, for furnace and fireplace. If coal burning range is used, a kitchen chimney will have to be provided.

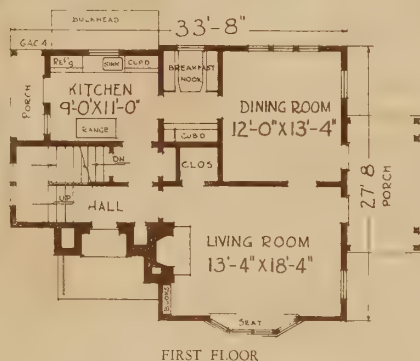
Special Features: Breakfast room connecting kitchen and dining room. Downstairs toilet. Seat on stair landing. Commodious closets. Mantel of paneled wood in stock materials, English character. Refrigerator in kitchen, with outside icing door.

Basement: Under entire house, containing laundry, fruit room, storage space and heater room.

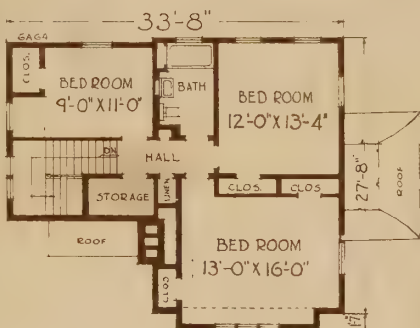
If you wish to secure complete blue-prints and working drawings for this design, write to the Bishopric Mfg. Co., Cincinnati, Ohio, and prices, etc., will be forwarded immediately.



Plan No. 6-A-64



FIRST FLOOR



SECOND FLOOR

The style of this house has sometimes been called "Tudorbethan," meaning that it is an adaptation of the Tudor and Elizabethan styles as they were worked out in England. It is a style more often seen in larger, more expensive residences.

FEATURES OF THIS HOUSE

The house is designed to be built of wood frame on masonry foundation, exterior finish stucco and half-timber with trimmings of native stone or brick.

A lot not narrower than 60 feet in width will be required. If the porch is omitted, or placed at the rear, a 50-foot lot will be sufficient.

One enters the house from brick steps and a cement floored stoop through a beautifully designed archway, which may be trimmed in native stone, or in brick.

There is a coat closet in the hall and another closet beyond a door from this hallway into an entry that goes to the kitchen. The living room fireplace as well as the living room itself with its fine bay window and casement openings, is most individual in character and a decided feature. The kitchen is a scientific model and saves many steps for the housewife.

If you wish, to secure complete blue-prints and working drawings for this design, write to the Bishopp Mfg. Co., Cincinnati, Ohio, and prices, etc., will be forwarded immediately.

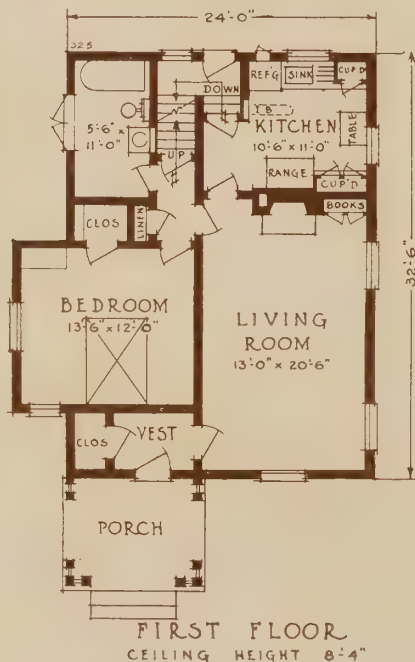


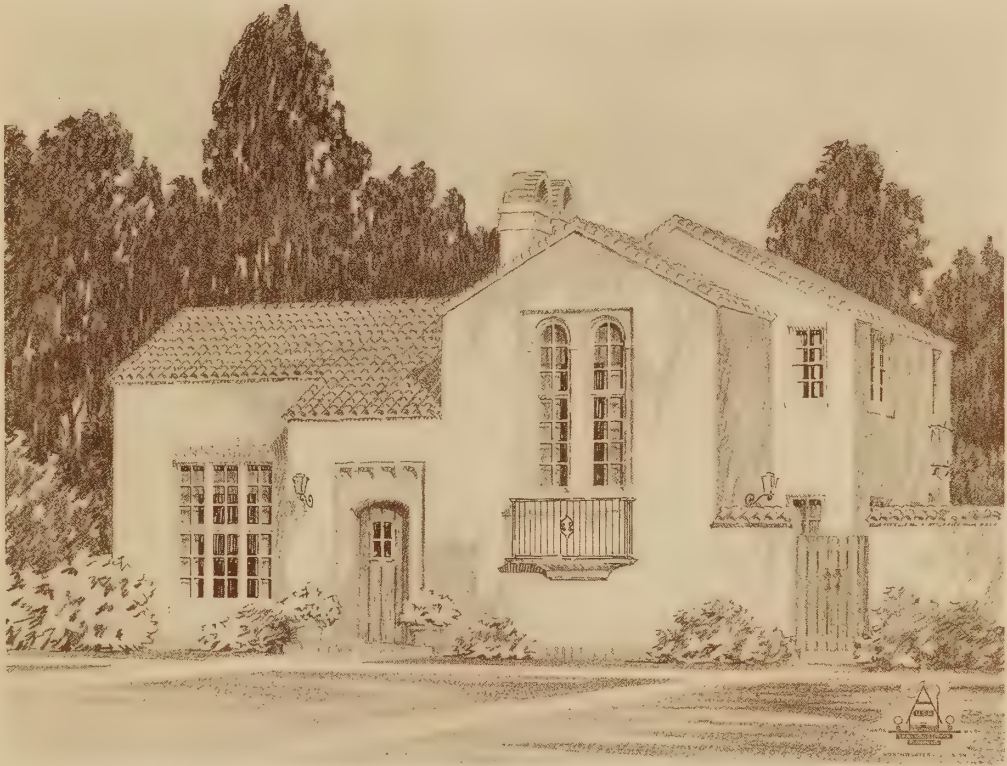
Design No. 3-A-10

A SMALL HOUSE OF UNUSUAL MERIT

Entrance is through a vestibule — really large vestibule — provided with a good coat closet. The vestibule prevents direct drafts from reaching the living room. When you step into the living room, you have a wonderfully impressive vista of the handsome fireplace at the far end. This is of brick with adjoining built-in bookcase the height of the mantel shelf.

As the mistress of this home will probably do most of her own housework she will appreciate the many conveniences offered in the well-planned kitchen with its windows on two sides. The ice box for instance, has an outside door, so the iceman won't have to enter the kitchen. The bedroom, bathroom, linen closet and stairs to the second floor lead from a small inner hall which is easily accessible to both living room and kitchen. The bedroom is unusually large; has windows on two sides, and a good closet. Another bedroom with cross ventilation can be finished off on the second floor if the owner desires. The plan calls for a frame house with brick base course, stucco finished exterior, shingled dormer, shingle roof. A full basement is provided in the plan. One chimney serves the three flues from fireplace, furnace and kitchen range — this is a worth while economy in construction. This house can be built nicely on a 36-foot lot.

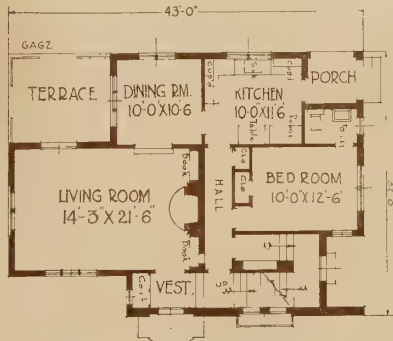




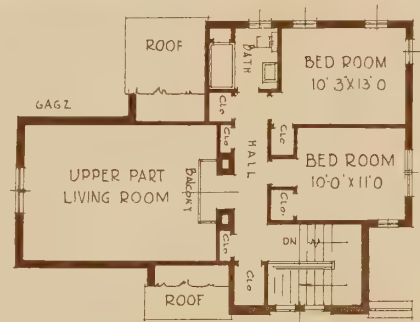
Plan No. 6-A-62

This two-story living room house shows a delightful combination of Spanish and Italian influence. It is planned for a lot 50 feet or more in width, but if desired it can be turned with the narrow end to the street and be accommodated on a lot 40 feet wide.

The construction is masonry foundation with hollow tile exterior walls finished with stucco, and mounted with a tile roof. A brick base course appears at the grade.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The house is planned to be faced east or south. Plans should be reversed for a north or west facing.

Perhaps, the most distinctive feature of this house is the living room that runs through two stories. The ceiling is formed in part by the rafters.

There are two bedrooms and bath in the second story, also seven closets.

On account of the unusual nature of this house and its flexibility as to materials and equipment, it is difficult to give an estimate of costs that will be of service without stating definite qualifications.



Design No. 3-A-15

A CHARMING THREE-ROOM COTTAGE

Beautiful roof and compact elevation lines combine to make this a really charming cottage.

This house is of the bungalow type with rooms all on one floor. Within you will find every bit of space utilized.

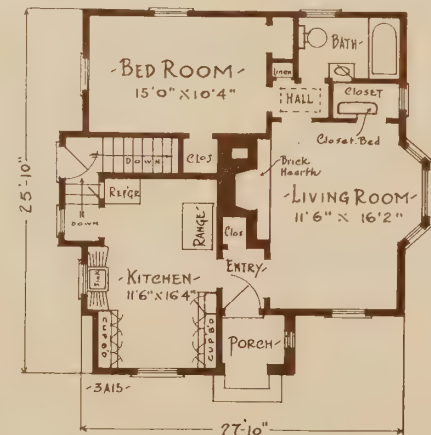
Its compact design, conveniences, splendid room arrangement and many comforts show the expert planning that is seldom given the three room house.

A big bay window affords brightness and cheer, while a crackling fire in the big brick hearth provides glowing comfort in the winter.

Commodious closets well placed complete the good planning of the living quarters.

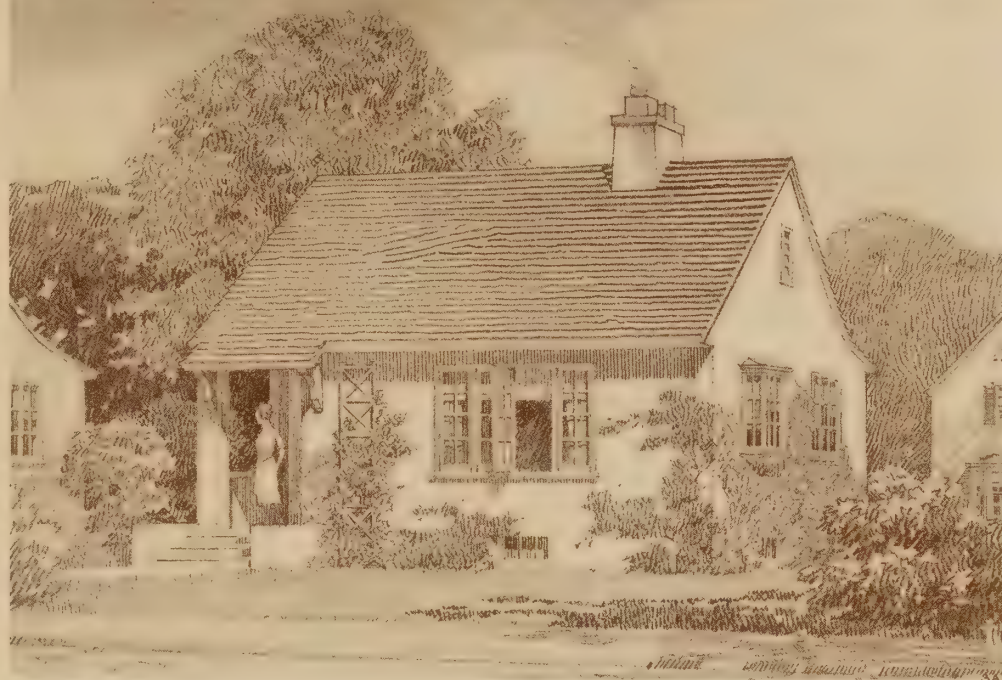
The kitchen has been specially designed to lighten the housework and is supplied with plenty of cupboard space.

The large square bedroom has an ideal space for the double bed, two big closets and windows on two sides.



The bathroom is provided with a medicine cabinet. The house throughout is planned and equipped for unusual comfort and convenience. If extra sleeping quarters are desired, a bed can be installed in the large closet off the living room. This is an unusual feature that is quite desirable in the small, inexpensive house.

If you wish to secure complete blue-prints and working drawings for this design, write to the Bishopric Mfg. Co., Cincinnati, Ohio, and prices, etc., will be forwarded immediately.



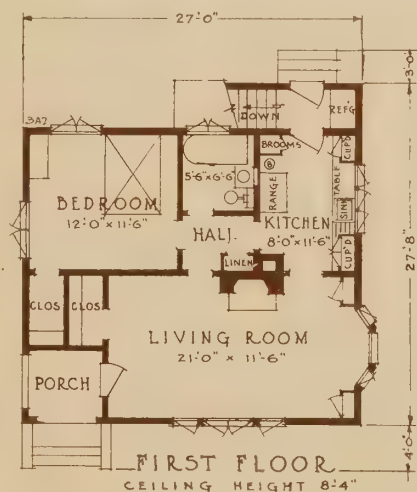
Design No. 3-A-7

A BIG LITTLE HOUSE AT LOW COST

This three-room bungalow, though small and unusually simple in design, really possesses extraordinary merit in many ways. If you study the floor plans below and compare them with the pleasing perspective drawing above, you will fully comprehend how perfectly this three-room home meets every requirement of a modern small dwelling.

This house should be reasonable to building, having an almost square plan, a simple type of pitch roof and no waste in space or materials. The beauty of the home depends upon its good lines, proportions and a few carefully studied details like the triple window in front, the pretty bay on the side, the dignified hooded entrance.

Stucco seems to be the ideal material in which to carry out this design.



The plan calls for frame construction with stucco exterior, stucco chimney, and a shingled roof. The casement windows likewise maintain the spirit of the style. There is a ventilated attic space under the roof to assist in keeping the house cool in summer time. This house requires a lot 38 feet wide.

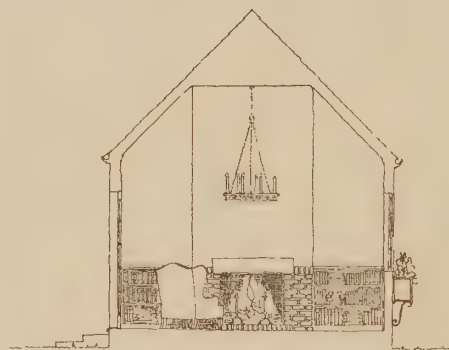
The feature of this plan is the living room. It is unusually large, and is a beautiful room with brick fireplace and built-in corner cupboards at either side of the delightful bay window. The room has been designed large, so that the dining table can be set at one end. At the other end is a huge coat closet. Picture how attractive this room will look when finished and furnished, a crackling fire to cast dancing shadows on the walls and polished floors, a piano in the corner, and luxurious davenport or comfy couch beneath the triple windows. This is a vision to gladden the heart of most any woman.



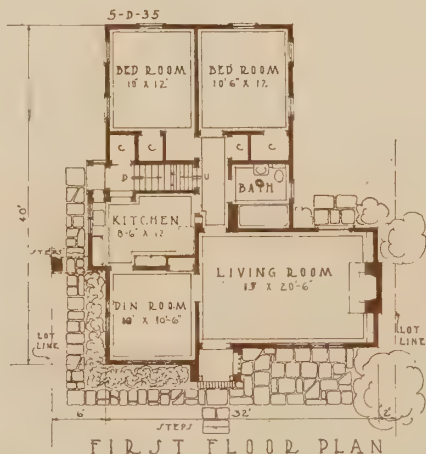
Design No. 5-D-35

STUDIO LIVING ROOM A FEATURE

Pictured below is the fireplace end of the living room. By raising the ceiling into the attic space and by following the line of the rafters, an unusual effect has been obtained. The room will have that greatly desired studio, story and a half effect. This is a frame bungalow with stucco exterior finish. It will require approximately a 40-foot lot. The plan provides two fine bedrooms, many closets, a clothes chute



SECTION
THRU LIVING ROOM



and some attic space. The south side elevation shows the grade entrance to kitchen and basement.

This design has a pleasing length of roof effect which lends an impression of snugness to the ground.

Full length French windows can be used in the living room by eliminating the flower box. This will provide for more light and a ready opening on the flagged terrace. The small service gate shown adds an impression of quaintness and privacy which greatly enhances the appearance of the house.

If you wish to secure complete blue-prints and working drawings for this design, write to the Bishopric Mfg. Co., Cincinnati, Ohio, and prices, etc., will be forwarded immediately.



SOUTH SIDE ELEVATION

Design No. 5-D-35 (Continued)

MATERIALS USED

A desirable feature of this house is that additions can be readily built as needed, with slight re-arrangement of the original plan.

Materials Used: Masonry foundation, Stucco on frame construction.

Size of House: 32 feet x 40 feet.

Approximate Size of Lot: 40 feet in width.

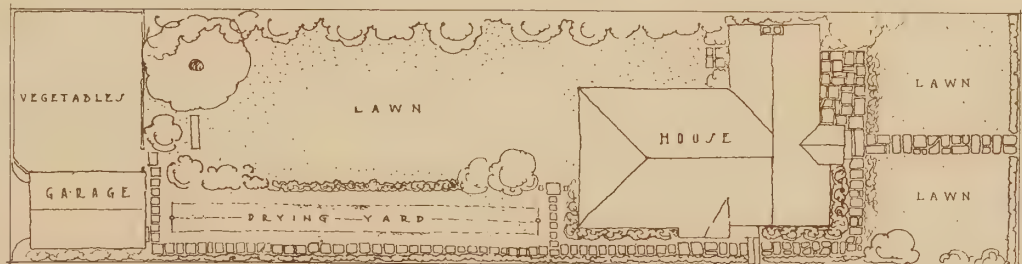
Room dimensions sent on request.

Facing: East or north. Reversed plans should be secured for other facings.

Basement under central portion of house with provision for laundry, heating equipment, etc.

Special Features: Living room and bedrooms of unusually comfortable size. Large closet space in bedrooms. Stairway landing from kitchen and outside entrance. Laundry space off of stair landing. China closet in dining room. Fine cabinet space in kitchen. Clothes chute and linen closet.

Cubage: 19,718 cubic feet.

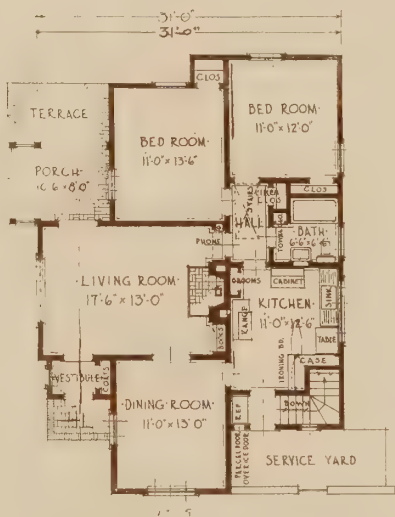


PLOT PLAN

If you wish to secure complete blue-prints and working drawings for this design, write to the Bishopric Mfg. Co., Cincinnati, Ohio, and prices, etc., will be forwarded immediately.



Design No. 5-D-29



A BEAUTIFUL ENGLISH HOUSE

This design in its exterior treatment shows a pronounced English cottage influence, but with a plan arrangement decidedly different from the usual bungalow type.

The construction of the wall to screen the front service yard is an integral part of the design and adds a note of much interest to the general scheme. The front entrance door and the service wall gate, each with its heavy strap hinges, contribute to a feeling of privacy within the walls of the house.

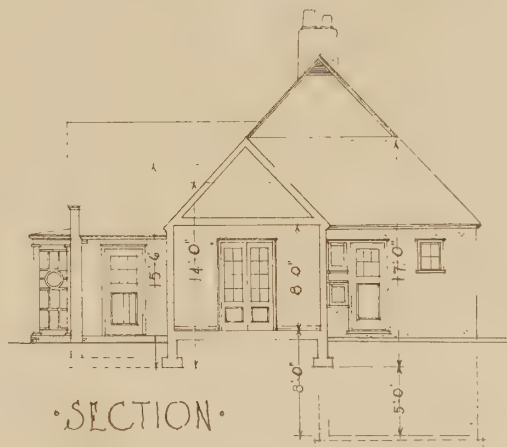
The chief point of interest in the plan is the location of the dining room and kitchen in the front of the house. In this respect the plan arrangement differs from many. The main and service entrances are widely separate, and each is so treated that it can not be mistaken for the other. The screening of the service entrance and yard insures absolute privacy for this department, and the entrance to the kitchen through a vestibule in which the refrigerator is placed and from

which the stairway to the basement starts is a particularly happy solution of this usually perplexing problem. The kitchen has been carefully studied and splendidly worked out. It is generous in size, has northern exposure and the one chimney serves the kitchen range, the furnace in the basement and the fireplace in the living room.

The dining room has a battery of casement windows in its front wall to admit the morning sun and a high south window with direct connection with the kitchen.

The living room, 13 feet by 17½ feet, is of good size and proportions, entered on the east through a vestibule having a coat closet, well lighted by a battery of windows in the south wall, connecting with the living porch at the southwest corner of the house by means of a pair of

If you wish to secure complete blue-prints and working drawings for this design, write to the Bishopric Mfg. Co., Cincinnati, Ohio, and prices, etc., will be forwarded immediately.



Design No. 5-D-29 (Continued)

glazed doors and with the private hall by a door in the northwest corner. The two bedrooms in the rear of the house are above average in size, each with two wall outside exposures, a good closet, and ample wall space for placing the furniture. The small size and location of the hall is worthy of special mention. From this hall communication between four of the primary rooms is possible, in addition to the bathroom.

Altogether this plan has many admirable features and conveniences and shows much originality and skill in its preparation and presentation.

Construction: White stucco, sponge finish over frame construction. Wood or composition shingled roof.

Color Scheme: Roof shingles stained warm gray. Exterior wood work stained grayish blue.

Dimensions: Width: 31 feet 0 inches plus projection of 2 feet for porch. Depth: 44 feet 6 inches. Porch 8 feet x 10 feet 6 inches.

Size of Lot: Minimum frontage of 45 feet.

Facing: Designed to face east or north. Reversed plans should be secured for other facings.

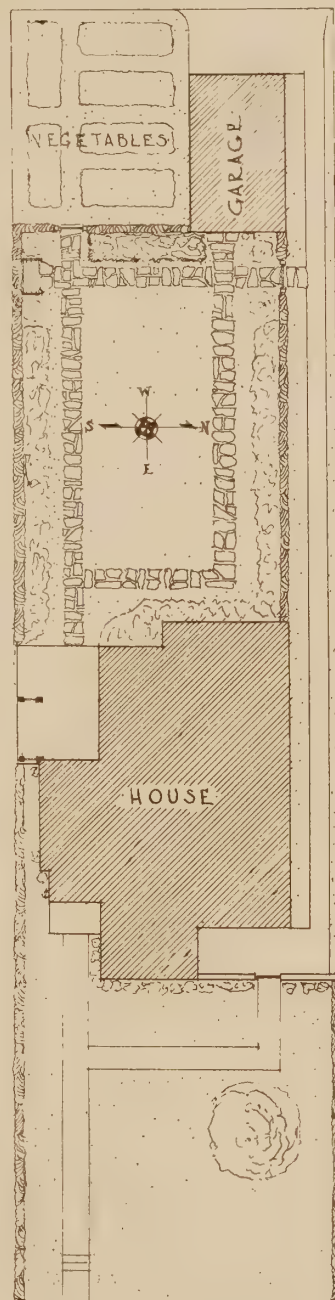
Cubage: 19,439 cubic feet.

Ceiling Height: 8 feet excepting living room which is 10 feet.

Basement: Partially excavated. Grade entrance in combination with entrance to kitchen.

Chimney: One central chimney with flues for fireplace, furnace and kitchen.

Features: Closets in both bedrooms with linen closet in hall. Broom closet. Towel closet in bathroom. Refrigerator space near entrance to kitchen. Kitchen equipped with built-in cabinets and ironing board.



• PLOT PLAN •

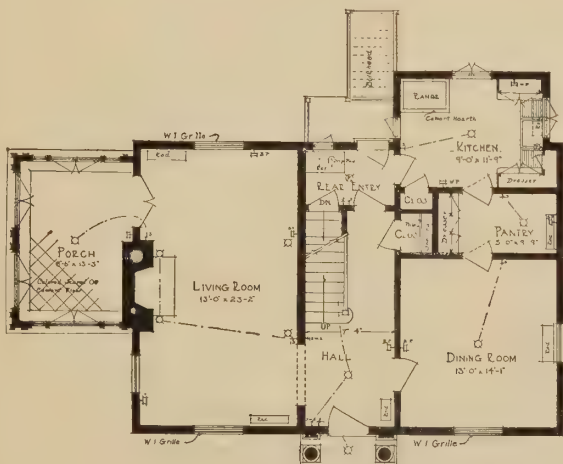
If you wish to secure complete blue-prints and working drawings for this design, write to the Bishopric Mfg. Co., Cincinnati, Ohio, and prices, etc., will be forwarded immediately.



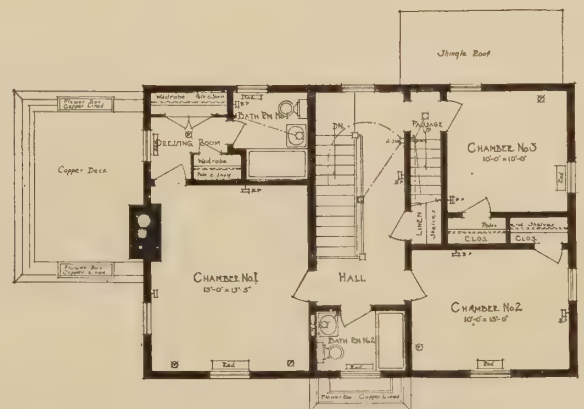
A NEOCLASSIC HOUSE

(House Beautiful House No. 15)

THIS HOUSE, OF FORMAL YET PLEASING CHARACTER, HAS THREE PRINCIPAL ROOMS ON THE FIRST FLOOR, IN ADDITION TO A PANTRY AND ENCLOSED PORCH, THREE ROOMS AND TWO BATHS ON THE SECOND FLOOR, AND A MAID'S ROOM AND BATH ON THE THIRD FLOOR. IT IS DESIGNED FOR WALLS OF SIDING AND SHIPLAP, AND A SHINGLE OR SLATE ROOF. THE LARGE WINDOWS ON THE FIRST FLOOR ARE DOUBLE HUNG AND HAVE ORNAMENTAL IRON GRILLS



FIRST-FLOOR PLAN



SECOND-FLOOR PLAN

A NEOCLASSIC HOUSE

(HOUSE BEAUTIFUL HOUSE NO. 15)

Complete Working Drawings and Specifications, \$50.00

THIS house, named Neoclassic or Late Classic by the architect, Dwight James Baum, who designed it for the *House Beautiful*, is planned for the family of three or four whose scale of living necessitates two master's baths and a room and bath for a maid. It is somewhat formal in character, and yet it is without a feeling of coldness or severity. It makes, rather, an exceedingly pleasing impression of livableness and hospitality.

The house is of the economical square type, with a one-story projection on the first floor which contains a part of the kitchen, and an enclosed porch at the side. It has a hipped roof which, at the rear, is broken by a shed dormer with three windows to provide light for a maid's room and bath on the third floor.

The house is designed for siding for the sides and rear, and shiplap for the front. White is specified for the body color and mitis-green for the blinds. This is a conventional and satisfactory color scheme, and one that is easily adapted to any location. If preferred, a more original combination can be used, such as gray and green, gray and white, or yellow and moss-green. The large double-hung windows in the living-room and dining-room on the front of the house, and the living-room window on the rear, extend to the floor. Both for protection and for decoration, they have specially designed iron grilles, which give the house an individual touch.

The plan has been carefully worked out to give ample area for comfort and yet not to go beyond the bounds that economy demands. On the first floor, a central hallway divides the house equally, but the rear part of this hall, for economical reasons, becomes a service entry, which contains the refrigerator and doors to the cellar stairs, the kitchen, and rear platform. The front hall contains a good-sized coat closet and stairway to the second floor. At the left of the hall is a living-room 13' x 23' 2", from which opens, at the right of the fireplace, a porch which can be built if desired without walls, but so planned that it can be glazed later, or it can be glazed at once. At the right of the hall is the dining-room, 13' x 14' 1", which is separated from the kitchen by a pantry large enough to contain a dresser with space by the window for a table and benches for breakfasting. The kitchen has light from three windows, which also ensure a cross draft. The placing of the sink with double wooden drainboards under the window and between flanking dressers is a particularly convenient arrangement. The gas

range has light from two sides, and there is room under one of these windows for a table which will be found a convenient link between the dresser and the stove.

As the natural placing of the garage for this house would be at the rear on the right, it is assumed that the drive will be on this side in order not to pass by the living-room windows, and the coal bins are consequently put under the dining-room with a coal chute to be reached from the drive. Also, outside stairs to the cellar are kept within the general service area so as to leave room for a terrace or a small garden immediately back of the living-room, and which can be screened from the rear entrance by a lattice or vine-covered wire fence.

The detail of the woodwork inside is Colonial in type, with a wooden mantel for the fireplace in the living-room, simple round newelpost and balusters for the stairs, and nicely moulded trim.

The basement runs under the main rectangle of the house, with the parts under the kitchen projection and the porch unexcavated. Besides the coal bins and boiler-room, there is a laundry separated from the rest of the cellar by a sheathed partition, and fitted with two enameled iron tubs.

On the second floor, there is, over the living-room, the owner's suite, which consists of a chamber large enough for twin beds and two bureaus, a dressing-room containing two wardrobe closets, and, opening from this dressing-room, a bath which has a wall shower in conjunction with the built-in tub. In the front of the hall, and so not con-

spicuous from the stairway, is the house bath, which is similarly fitted with a shower. On the opposite side of the hall are two bedrooms, closets, and a separate stairway leading to the third floor. On this third floor there are a maid's room, bath, and large closet.

The house is thoroughly wired for wall fixtures, ceiling lights, and base plugs in ample number, with switches connecting at least one light in the rooms on the first floor, in the halls, and in the baths.

This house is designed to meet the ordinary requirements of the average family, which it is believed it does from the point of view of size, of a convenient relation of units, and of its architectural style. It has not extravagant features, indeed every inch of space has been carefully considered, and yet it provides a comfortably disposed area for a family that appreciates some of the amenities of life.

Outline Specifications

Foundation Walls:

Concrete with footings

Cellar Floor:

Concrete 3" thick floated to a hard, smooth finish, laid on 4" of well tamped cinders

Wall Covering:

Siding on three walls, and on front $\frac{3}{8}$ " shiplap

Roof:

Pre-dipt wood shingles or slate in variegated colors

Color:

White with blinds of mitis green, chimneys whitewashed

Floors:

Oak and pine; in bathrooms, tile

Interior Woodwork:

Soft pine or whitewood for painting

Interior Walls:

Plaster

Heating:

Steam

Plumbing Fixtures:

Enameled iron laundry trays, sink and tubs, vitreous china lavatories and closets on second floor, and enameled iron lavatory and vitreous china closet on third floor

Electric Wiring:

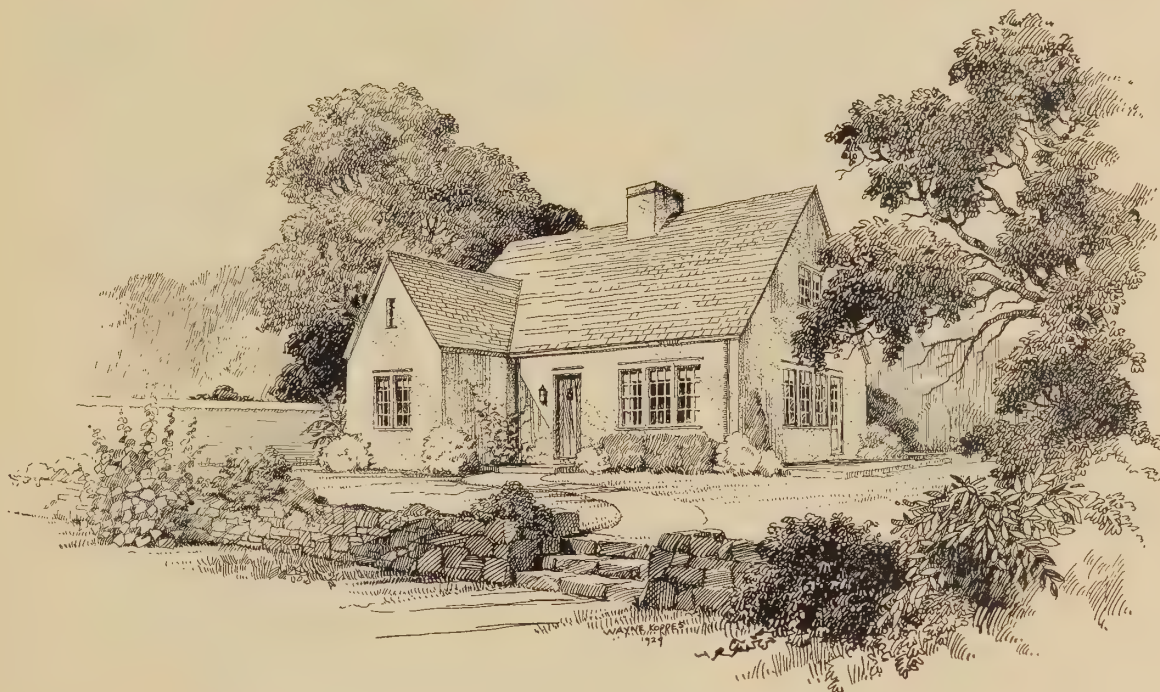
B.X. cable

(Cubic feet — 30,500)

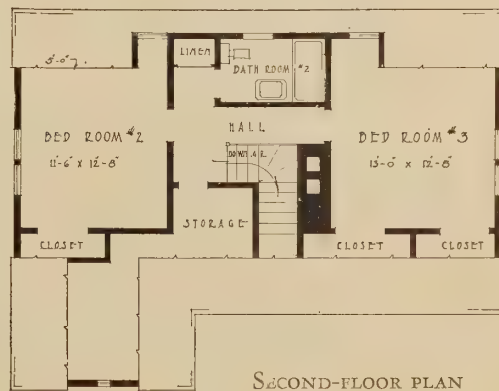
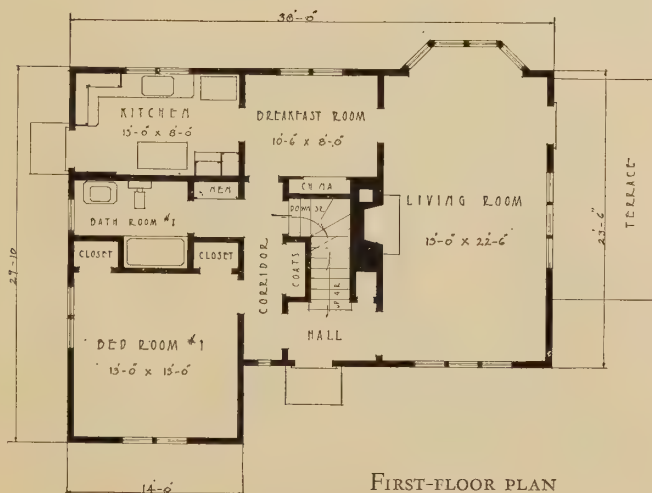
A FIVE-ROOM ENGLISH COTTAGE

(HOUSE BEAUTIFUL HOUSE NO. 95)

Complete working drawings and specifications, \$50.00



ITS ROOF ANGLE, PROJECTING GABLE, AND WINDOW GROUPING GIVE THIS COTTAGE AN ENGLISH CHARACTER. IT IS OF STUCCO WITH A SLIGHTLY ROUGH TEXTURE, WITH WOOD SHINGLE OR ASPHALT ROOF AND BLUE-GREEN WINDOW SASHES



A FIVE-ROOM ENGLISH COTTAGE

(HOUSE BEAUTIFUL HOUSE NO. 95)

Complete working drawings and specifications, \$50.00

THE demand for a small house of English character has led us to add this little cottage to our stock house plans. In size it corresponds to other plans that are included among those that we have prepared for sale for a nominal sum, but in its architectural expression it suggests more the cottage of English provenance than the one native to New England. This character is contributed by the stucco walls, the detail of the door, the fenestration, and the projecting gable.

A particularly desirable feature of the house is the fact that by finishing the first floor only it is entirely adaptable to a family of two and can be easily expanded by finishing the second-floor rooms later.

It should be noted that although the house is small, the front door opens into a separate entrance hall rather than into the living-room, thus securing privacy for this room and economy in heating. A door from this hall leads to a secondary hall in which is the coat closet and into which the doors to the bedroom and bath open. In a small house of this type a special hall to serve the more personal rooms is almost essential. From this hall are the stairs to the basement and the door to the breakfast-room. This breakfast-room is large enough to seat four people so that it can be used on ordinary occasions for all meals, but should there be more people to be seated, the bay-window end of the living-room can be used, as it is conveniently near the kitchen.

The living-room has a door opening on to a paved terrace, which in summer time can be covered with a gay awning. The kitchen has excellent cupboard space and provision for an electric refrigerator. The master's bed-room on the first floor has two closets and windows on two sides. Care has been taken not to put windows in the right-hand wall for the sake of the appearance of the house and privacy in the bedroom. The bedrooms on the second floor also have cross drafts obtained by the use of a shed dormer at the rear.

The house should have a smooth stucco finish with only the faintest suggestion of the trowel marks. An attractive color scheme would be a very light buff with the window frames and sashes painted a blue-green. The roof should be dark in color, of slate, asbestos, a heavy asphalt, or stained wood shingle.

Outline of Specifications

Foundation Walls:

10" poured concrete.

Cellar Floor:

4" concrete.

Walls:

Stucco on wire lath on wood frame, insulated with 1-inch corkboard.

Roof:

Dark brown Creo-dipt shingles.
Insulated with 2-inch corkboard.

Floors:

Oak. Kitchen and bathrooms linoleum.

Interior Woodwork:

Living-room, breakfast-room, and front hall to be selected Country Pine. Remainder, North Carolina Pine, painted.

Interior Walls:

Plastered for paper or paint except living-room, breakfast-room, and second-floor hall, which have finish of California stucco.

(Cubic feet — 23,880)

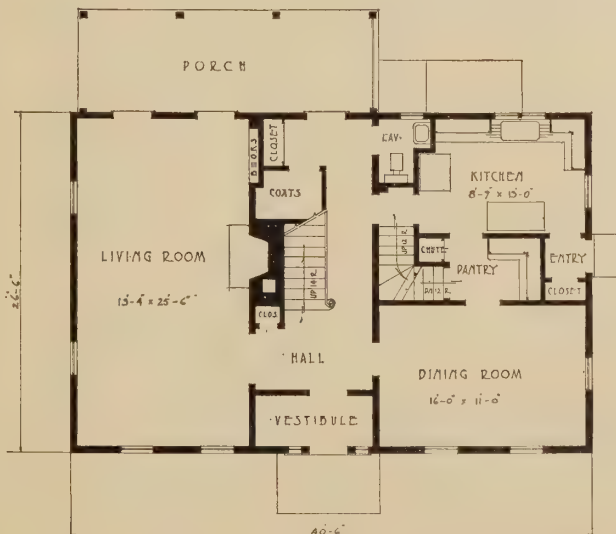
AN EIGHT-ROOM COLONIAL HOUSE

(HOUSE BEAUTIFUL HOUSE NO. 90)

Complete working drawings and specifications, \$50.00



THIS PITCHED-ROOF HOUSE, DEFINITELY COLONIAL IN CHARACTER, IS OF DIGNIFIED MIEN AND SUBSTANTIAL MASS. IT IS THE TYPE MOST COMMONLY PAINTED WHITE WITH GREEN DOOR AND BLINDS, BUT IT MIGHT BE EQUALLY PLEASING IN LIGHT GRAY OR LIGHT LEMON-YELLOW. THE CHIMNEY SHOULD BE PAINTED TO MATCH THE HOUSE AND HAVE A BLACK BAND ON THE TOP



AN EIGHT-ROOM COLONIAL HOUSE

(HOUSE BEAUTIFUL HOUSE NO. 90)

Complete working drawings and specifications, \$50.00

THE demand for a Colonial house with four master's bedrooms, two baths, and a maid's room and bath has led us to design this house and add it to our stock plans so that it may be available for the large number of our readers whose needs are exactly met by a house of this size.

A feature of the house is the central hall which opens at the rear on to the porch and gives a desirable feeling of spaciousness. Also opening from the hall is a lavatory well secluded. The living-room, which connects with the porch, is of generous size with the fireplace on the long inner wall. This wall contains built-in bookshelves and calls for painted plaster, with applied mouldings to give a paneled effect.

The service portion is well thought out. A service pantry separates kitchen and dining-room. The rear stairs are centrally located and yet give a secluded run from cellar to third floor. There is even that desirable feature, a laundry chute, with convenient openings on first and second floors and terminating in the laundry in the cellar.

On the second floor a bath and wardrobe closets open from the master's room. Three additional bedrooms and a second bath make this house adaptable for a family of five. The building of three dormers at the rear makes possible one or two rooms with cross draft and a bath on the third floor. An excellent feature of this house is the door that opens from the upper hall on to the roof of the porch.

The house is of Colonial farm-house type to be built preferably with walls of clapboards or shingles.

Outline of Specifications

Foundation Walls:

10" concrete walls with footings.

Cellar Floor:

4" concrete with integral granolithic finish.

Exterior Walls:

House of wood frame insulated with Cabot's quilt.

Exterior Finish:

Clapboards laid 4" to weather. Painted.

Roof:

Red-cedar shingles exposed 4½", left to weather.

Porch Roof:

Canvas painted.

Porch Floor and Entrance steps:

Dark, hard-burned water-struck brick.

(Cubic feet—33,265)

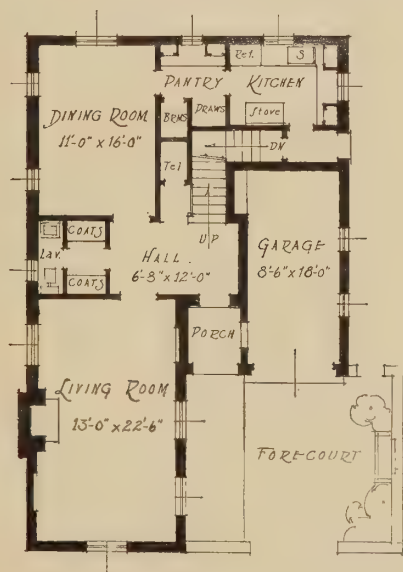
A HOUSE FOR A NARROW LOT

(HOUSE BEAUTIFUL HOUSE NO. 85)

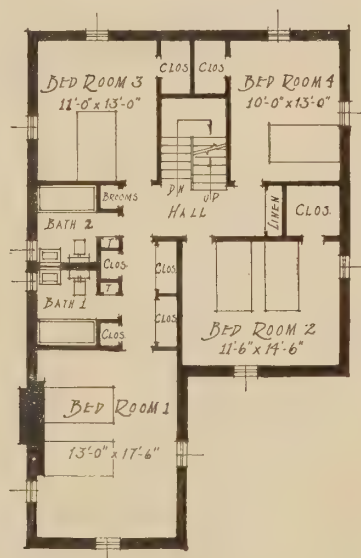
Complete working drawings and specifications, \$50.00



SINCE THIS HOUSE IS ONLY THIRTY FEET WIDE IT CAN BE PLACED ON A LOT AS NARROW AS FORTY FEET. THIS IS A VALUABLE FEATURE OF THE HOUSE, SINCE THE WELL-DESIGNED HOUSE FOR THE LOT WITH A SMALL FRONTAGE IS RARE



FIRST-FLOOR PLAN



SECOND-FLOOR PLAN

THE COLONIAL HOUSE

(HOUSE BEAUTIFUL HOUSE NO. 80)

Complete working drawings and specifications, \$50.00

FOR those who feel that a seven- or eight-room Colonial house is the answer to their building requirements, this house designed by the firm of architects, Henry A. Frost and Eleanor Raymond, will offer a most attractive and economical solution to their problem. The plan has been most carefully worked out to appeal to the woman who prefers a maidless household. The result is a house that combines convenience and ease of operation with attractiveness. The living-room accommodations are ample, and all of the rooms are arranged to take care of standard-size furniture, with plenty of space left for circulation. An economy which will appeal to many builders is the use of standard woodwork for details in all places where such may be bought. The numbers on the drawings refer to the numbers in the catalogue of details designed by the Curtis Companies, Clinton, Iowa, and we recommend the use of these details in all localities where they may be purchased. The fact that the plumbing fixtures can all be connected to one stack will prove a great saving in the cost of building. The commodious closets in all of the bedrooms, and extra closets and cupboards for house-keeping accessories, will delight any housekeeper. A direct passage from the kitchen to the front door and a first-floor lavatory are conveniences which are most desirable. The fireplace located near one end of the living-room allows an unusually good arrangement of furniture. Provision in the kitchen is made for either a gas or coal stove, and the entry will accommodate refrigerator, with an outside icing door if desired. A cool, light entry with ample storage place is a most valuable supplement to an otherwise efficient kitchen.

The architects, realizing that a single plan is not elastic enough to satisfy the requirements of families of various sizes and needs, have sought so to design this house that the nucleus plan, consisting of living-room, dining-room, and kitchen on the first floor, and of either three or four bedrooms on the second floor, may be expanded, with the minimum change to the nucleus, so as to include on the first floor breakfast alcove and study, and on the second floor an enlarged chamber or a sleeping porch or two baths. It should be understood, however, that the architects have made no attempt to design a house to which these additions can be made readily after it has been built. The small-scale plans on the opposite page show various ways in which the nucleus plan (Type A-1) can be altered, and these are the arrangements for which the working drawings are already

made. Type A-2 shows the addition of a breakfast alcove, which might be a pantry if preferred. This addition is one story in height, and does not affect the second-floor plans. Type A-3 shows the addition of a study on the first floor, at the rear of the living-room. In order that this added room may be entered without passing through the living-room,

the rear hall is extended, and the lavatory placed farther back. In this case, there is a change on the second floor in that the rear bedroom is enlarged and a second bathroom is added. In Type A-4, the study downstairs is shown again, but the ell is larger than in Type A-3, in order that on the second floor the two original bedrooms may be retained, as in the case of Type A-1 plan, and in addition a sleeping porch may be included. In addition to working out a plan that is flexible enough to allow adaptation to different needs, the architects have also designed three different elevations for the house.

The first of these designs, Elevation A, is illustrated on the preceding page. It is two full stories in height and is the most economical expression of the plan. It is shown in the sketch with walls of clapboards and a simple classic treatment of the front door that gives the house real dignity.

The other two elevations, B and C, illustrated on the last page of this folder, are more informal in character and better suited for those who prefer the cottage type of house. In elevation B the centre portion of the house is two stories high, giving somewhat the effect of a shed dormer. With this elevation is a front door of great simplicity and charm, consisting of an arched lattice projecting slightly from the wall. The first-floor plan for this house is the same as for Elevation A and is illustrated on the first page of this folder. The first-floor plan labeled Type A-2, can be also used, but it should be noticed that in either case there is slightly less room on the second floor than with Elevation A.

The third suggestion for the exterior of this house is also shown on the last page of this folder, captioned Elevation C. This has a single dormer in front with the three windows grouped and with splayed sides and a longer dormer at the rear. The front entrance includes a simple porch which projects sufficiently to give protection in rainy weather. This elevation can also be used with plans A-1 and A-2, but because of the greater expanse of sloping roof it allows somewhat less floor space in the bedrooms than does Elevation B.

Outline of Specifications

Foundation Walls:

Poured concrete with footings.

Cellar Floor:

Concrete floor, 3" thick, board floated.

Exterior Finish:

Shingles or siding exposed 8" or clapboards. Outside details may be stock as designated by catalogue numbers, or may be made up according to drawings. Stock frames, sash, and doors.

Roof:

White cedar shingles $4\frac{1}{2}$ " to weather.

Interior Woodwork:

North Carolina pine or equally suitable material. Details either of stock design as designated by catalogue numbers or made up according to drawings.

Plastering:

Two-coat work, hair and lime mortar applied to wood lath. Last coat smooth skim.

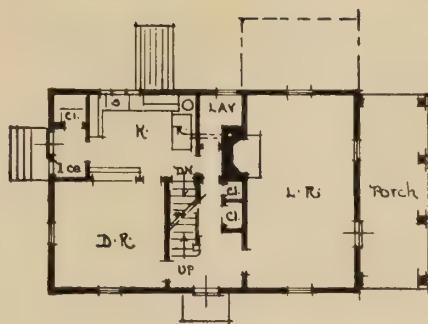
Painting:

Three-coat work inside and out.

Plumbing:

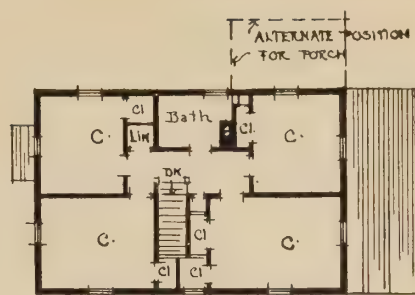
Brass pipe throughout for hot-water piping and for cold water supply and fittings.

The nucleus or original plan. A plan that gives a convenient arrangement of rooms, that allows economical construction and sufficient area for a small, maidless family. The porch in every case may be either at the side or at the rear.



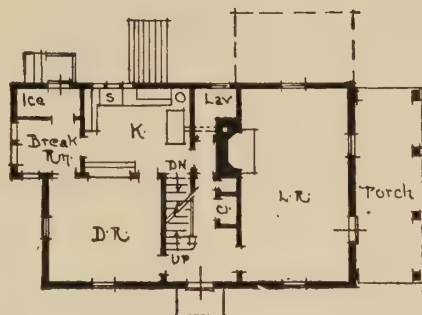
1st FLOOR

TYPE A-1.



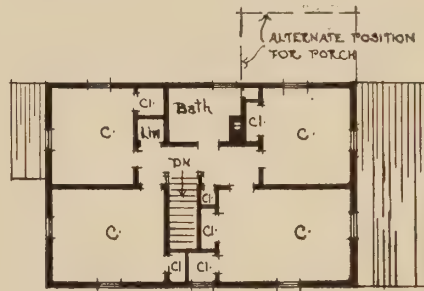
2nd FLOOR

Here has been added to the original plan a breakfast alcove, which may be used as a pantry if desired. This addition is only one story in height, and does not affect the second-floor plan.



1st FLOOR

TYPE A-2



2nd FLOOR

In this development the living-room is made smaller and a study entered from the hall is included, with two baths on the second floor. The breakfast alcove can be incorporated in this plan, and on plan Type A-4, if desired.



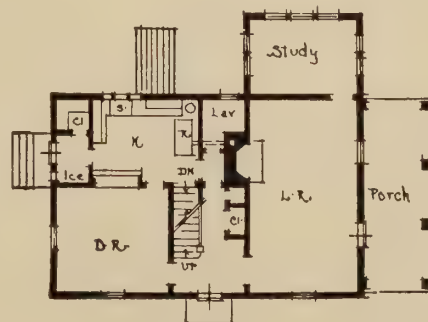
1st FLOOR

TYPE A-3.



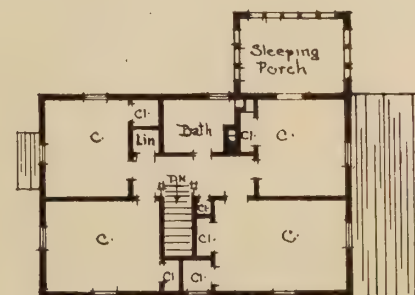
2nd FLOOR

Here again a study is shown, but the ell in which it is contained is longer, while the living-room is the same size as in A-1 and A-2. On the second floor are four good-sized bedrooms, with a sleeping porch over the study.



1st FLOOR

TYPE A-4



2nd FLOOR

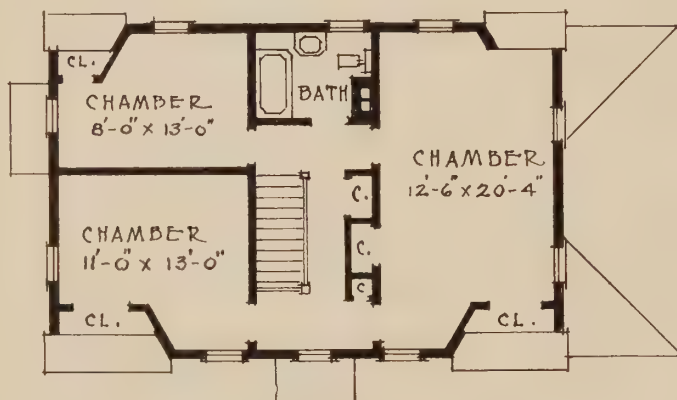
THREE POSSIBLE DEVELOPMENTS OF ORIGINAL PLAN



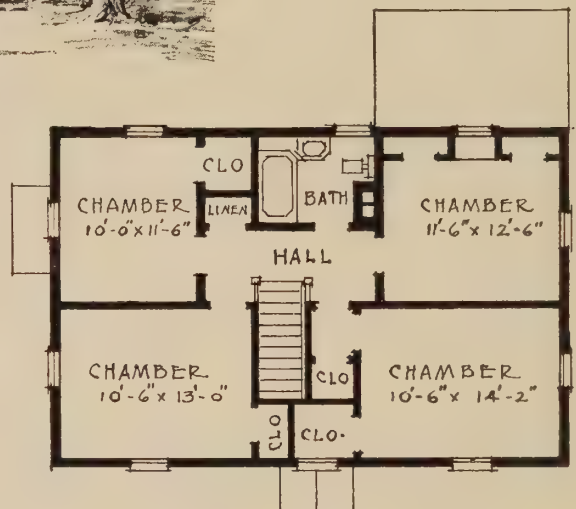
ELEVATION B

COLONIAL HOUSE ELEVATION B

TO THOSE WHO PREFER A HOUSE OF COTTAGE TYPE EITHER ELEVATION B OR ELEVATION C ILLUSTRATED ON THIS PAGE WILL APPEAL. IT SHOULD BE NOTICED, HOWEVER, THAT THESE ELEVATIONS ALLOW SLIGHTLY LESS ROOM IN THE SECOND FLOOR THAN DOES ELEVATION A ILLUSTRATED ON THE FIRST PAGE OF THIS FOLDER



SECOND FLOOR PLAN FOR ELEVATION C



SECOND FLOOR PLAN FOR ELEVATION B

COLONIAL HOUSE ELEVATION C

THE FIRST FLOOR PLAN FOR THESE TWO ELEVATIONS IS THE SAME AS FOR ELEVATION A, AND IS ILLUSTRATED ON THE FIRST PAGE OF THIS FOLDER

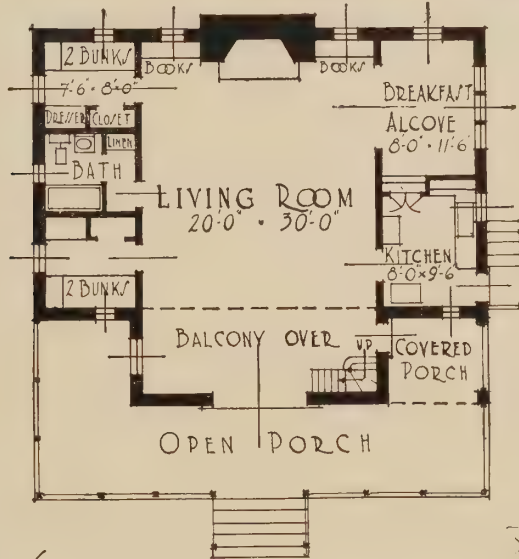


ELEVATION C

A LOG CABIN

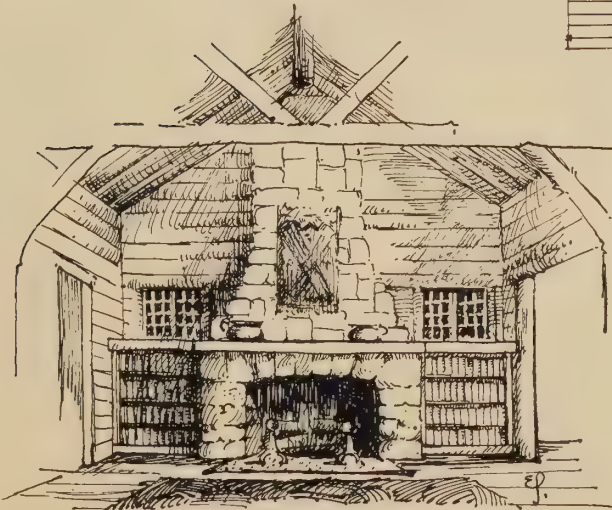
(HOUSE BEAUTIFUL HOUSE NO. 60)

Complete working drawings and specifications, \$20.00



THE FIREPLACE IS
FLANKED ON EACH
SIDE BY BUILT-IN
BOOKSHELVES, WITH
CASEMENT WINDOWS
ABOVE THEM

A BUILT-IN DRESSER
AND CLOSET ARE PRO-
VIDED FOR EACH OF
THE TWO SLEEPING
ALCOVES



A LOG CABIN

(HOUSE BEAUTIFUL HOUSE NO. 60)

Complete working drawings and specifications, \$20.00

THIS log cabin has been designed by the Home Builders' Service Bureau of the *House Beautiful* in response to many requests, and it is a real log cabin inside and out, with its structural timbers fully exposed. The dominating feature is, as it should be, a great living-room 20 by 30 feet, occupying the middle of the cabin, with such other rooms as are necessary treated as alcoves and placed on either side. This arrangement affords splendid cross ventilation in hot summer weather through both the living-room and the smaller rooms. Open to the roof trusses and rafters, the main room has an unusual sense of spaciousness. The end with the 6-foot-wide double doors and balcony above should of course be turned to face the best view, while the opposite end, with a fireplace built of local stone, bookcases on either side, and flooded with light from casement windows over them and from those in the dining alcove, is equally inviting for daytime use or for cool evenings spent in front of an open fire. Placed between the dining alcove and the covered porch, the kitchen, compact as a galley, only with a bit more elbowroom than found on board ship, is just as well suited for serving meals either inside or out of doors. A two-way china closet and pass closet opening into the alcove, and a window with an 18-inch sill on to the porch, are conveniences essential to the serving of meals while camping. From the other side of the living-room open two bedrooms notable for their unusual arrangement and perfect economy of space. In each, in a space eight feet square, are two bunks one above the other, with lockers at the foot for extra bedding, so necessary to have ready at hand, a built-in dresser placed next the window, and a wardrobe four and a half feet long, ample indeed for camping clothes which two persons would use. The bathroom is planned with two doors in order to secure privacy. Aside from the sleeping accommodations shown on the main floor, the balcony is available for sleeping quarters, and cots for two or three guests can easily be arranged in the space provided, while a group of casement windows opening on to the balcony makes it one of the pleasantest parts of the house.

Since the porch arrangements for a summer camp are of prime importance, a covered porch, screened if desirable, takes care of rainy or very hot days, while the large open one across the entire front of the cabin, turned so as to take full advantage of the view, provides an ideal spot to enjoy the out of doors.

The whole cabin is arranged to create a sense of openness and space without actually covering too great an area, which has been made possible by the strict economy in plan of all the minor rooms.

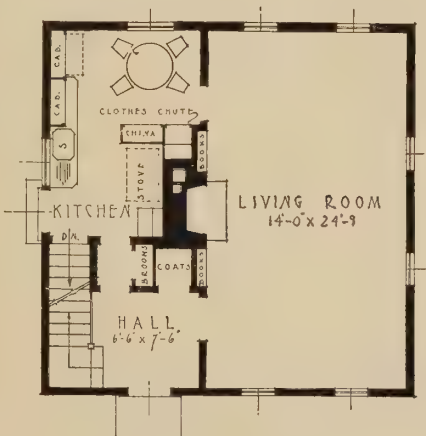
A CAPE COD COTTAGE

(HOUSE BEAUTIFUL HOUSE NO. 75)

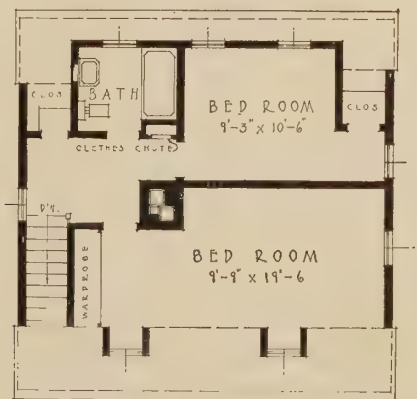
Complete working drawings and specifications, \$30.00



A FOUR-ROOM HOUSE THAT IS SMALL ENOUGH TO BE BUILT ECONOMICALLY AND YET SO CAREFULLY PLANNED THAT IT WILL PROVIDE A COMFORTABLE HOME FOR EITHER SUMMER OR ALL-YEAR USE FOR A FAMILY OF TWO OR THREE



FIRST-FLOOR PLAN



SECOND-FLOOR PLAN

A CAPE COD COTTAGE

(HOUSE BEAUTIFUL HOUSE NO. 75)

Complete working drawings and specifications, \$30.00

FOR a small family of two or three who want an inexpensive home, this house will serve admirably either as an all-year residence or for summer use. Since it is exactly square, 26' for each dimension, it is an economical house to build. Its unique feature is its large living-room. This room, 14' x 24' 9", is as large as or larger than would be found in the majority of houses of greater size and makes this house a most livable one. The hall also is not one of cramped proportions such as might be expected in a small cottage, but is of generous size. The kitchen provides an excellent working space with one end to be used for dining — thus eliminating a dining-room. This end is well lighted by a second window and is separated from the rest of the room by a china cabinet which serves to screen the stove and yet, since it is not built to the ceiling, allows free circulation of air and light. This cabinet opens toward the dining end for greater convenience.

It should be noticed that, small as the house is in its overall dimensions, its space has been so carefully utilized that all important features are included, not omitting coat and broom closets on the first floor and a clothes chute. On the second floor there are two bedrooms and a bath. The larger bedroom has a built-in wardrobe, and the smaller room has a small closet which makes use of the space under the sloping roof. Notice that there are two doors between the hall and the kitchen and that the stairs to the cellar are conveniently near the back door.

The hall is sheathed in pine, which should preferably be of natural color, with the doors to the kitchen and closet made inconspicuous by being cut in this paneling. In the living-room a most attractive side wall is made by a simple mantel with large square panel over it and bookcases at each side, and with doors symmetrically placed in relation to them. All the doors, including the front door, are of stock pattern — another element that contributes toward economical construction.

The house would be most characteristic of its type if built of siding or narrow clapboards painted white, with blinds a bright or very dark green; or it might be all of shingles, or of clapboards in front and shingles at the rear and ends. The roof should be of shingles, weathered. An open paved terrace could be added either at the side or at the rear, in which case one of the windows in the living-room should be made into a door to open on to it.

Outline of Specifications

Foundations:

Poured concrete.

Exterior wall:

Siding, clapboards, or shingles.

Roof:

Wood shingles.

Insulation:

Celotex.

Lath and Plaster:

Gypsum plaster on rock lath.

Heating:

Warm air.

Interior Woodwork:

White pine.

a. Stained in hall.

b. Painted otherwise.

Floors:

Oak, except in kitchen and bathroom, where linoleum should be used.

Plumbing:

Brass pipe for hot-water lines.

Color:

White with green blinds.

(Cubic Feet — 16,500)

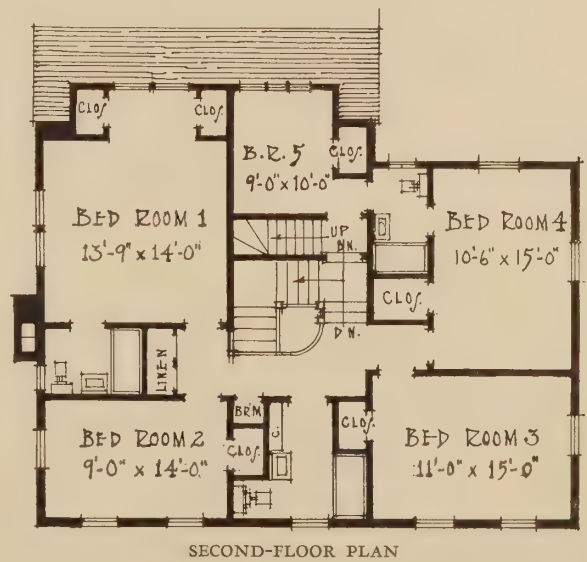
A COLONIAL NINE-ROOM HOUSE

(HOUSE BEAUTIFUL HOUSE NO. 45)

Complete working drawings and specifications, \$50.00



AN ATTRACTIVE COLONIAL HOUSE WHICH MIGHT BE BUILT OF WOOD OR OF BRICK. THE TWO LIVING-ROOMS ON THE FIRST FLOOR AND THE FIVE BEDROOMS AND THREE BATHS ON THE SECOND MAKE IT ADAPTABLE TO A FAMILY OF FIVE OR MORE



A COLONIAL NINE-ROOM HOUSE

(HOUSE BEAUTIFUL HOUSE NO. 45)

Complete Working Drawings and Specifications, \$50.00

THIS house will appeal to those who prefer the Colonial type and who require one large enough to accommodate a family of five or more and a maid. It is of two full stories, giving five good-sized bedrooms on the second floor with ample attic space for storage on the third floor. If desired, a room and bath could be finished on this floor by adding a dormer at the rear.

The plan has been carefully worked out to give the utmost convenience within the given area. The living-room is large and of good proportions, with a fireplace on the long outside wall so placed that furniture can be comfortably grouped around it. This room is well lighted and will furnish attractively. The covered porch, which can be screened and also glazed if desired, is accessible from the living-room and has the advantage of being well secluded. The study is particularly well placed, as it can be reached directly from the hall, and if further privacy is desired the entrance between this room and the living-room can be omitted, making it possible to line this side wall entirely with books. Or if the use of this room should make it more desirable, it might open instead on to the porch. Both the porch and the study would overlook a garden placed, as it would most advantageously be, at the rear. The dining-room is well lighted, and a small china pantry provides two doors between this room and the kitchen. The arrangement of the stairs is especially convenient, as a half flight connects at the landing with the main stairs and the cellar stairs can be reached with equal ease from the master's portion of the house or from the service. A vestibule gives extra protection from cold air and is large enough for a coat closet and a console table and mirror.

Upstairs the master's bedroom has two closets and a private bath. A house bath is accessible to the two front bedrooms, and the third bath is placed between the two remaining bedrooms, a flexible arrangement that provides a convenient suite for two children or allows one of the rooms to be used for a maid. As one proof of the excellent planning of this house, the hallway on the second floor is reduced to the very minimum.

The house is designed for matched boarding for the front and clapboards for the back and sides. The wooden quoins at the corners and in the entrance detail give it dignity and distinction. If a less elaborate treatment is desired clapboards could be substituted for the matched boarding and cornerboards for the quoins. The house should preferably be white with the outside chimney painted to match with the exception of a black cap. If preferred the house may be of brick, either with masonry walls or of brick veneer on frame. In either case it would be most attractive if whitewashed. If the grading allows, the treatment of the lawn as shown in the sketch, with low retaining wall of field stone with picket fence, would be appropriate. For further privacy there might be also a hedge of lilacs or privet bordering the fence on the inside.

Outline of Specifications

Foundation Wall

Poured concrete

Cellar Floor

4" thick with cement finish

Wall Covering

Matched boarding and clapboards 3½"-

4" to weather, or clapboards on four sides

Quoins or corner boards

Roof

Asbestos shingles ⅜" butt

Insulation

Mineral wool

Trim

White pine moulded (exterior and interior)

Frames, Doors, and Windows

In general, stock sizes and designs

Floors

Oak. Linoleum in vestibule, kitchen, lavatory, and all baths

Wall Finish

Rocklath and gypsum plaster

(Cubic feet — 38,400)

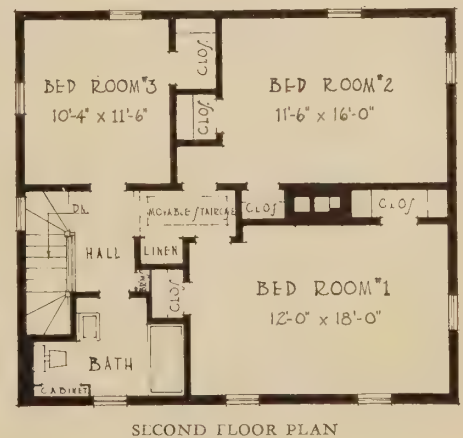
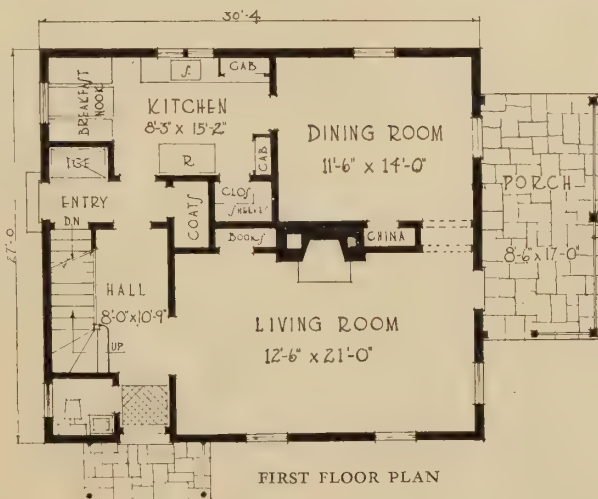
A SIX-ROOM HOUSE OF ENGLISH COTTAGE TYPE

(HOUSE BEAUTIFUL HOUSE NO. 40)

Complete working drawings and specifications, \$50.00



AN ESPECIALLY CONVENIENT ARRANGEMENT OF THE SIX-ROOM HOUSE WORKED OUT IN A SMALL AREA, BUT WITH NO IMPORTANT FEATURES OMITTED. MATCHED BOARDING IS USED FOR THE FIRST STORY AND SHINGLES FOR THE SECOND, BOTH TO BE WHITE



A SIX-ROOM HOUSE OF ENGLISH COTTAGE TYPE

(HOUSE BEAUTIFUL HOUSE NO. 40)

Complete working drawings and specifications, \$50.00

THE demand for an economically planned six-room house for a small lot presented a problem to the Home Builders' Service Bureau which after long study it has solved and now offers as one of its stock plans. As the English Cottage type of architecture is preferred by many, this house was designed to suggest the charm and quaintness of the many old ones. Although a two-story house and extremely compact in plan, yet the low eaves line, the substantial chimney, the three dormers, the long blinds framing the door, the slight projection of the second floor across the front, and the porch¹ with its pitched roof, are features which give the house a distinctive and appealing character.

The first requirement of livableness has been successfully achieved. The rooms are so well placed in relation to each other that space devoted to hallways is decreased to the utmost extent. Each room is large enough for its purpose, and the doors and windows are so located as to provide for the most advantageous placing of furniture. In the living-room the wall space on either side and opposite the fireplace gives an opportunity of arranging the furniture where it will be most useful. The two double bedrooms are planned for twin beds and two dressers, and while the single bedroom is small, a bed, dresser, table, and chairs can be accommodated without crowding. Closets are provided for every need, for china in the dining-room, books in the living-room, coats in the hall, kitchen equipment, linen, brooms, as well as for clothes. A disappearing staircase, moved into position by a slight pull of a chain, makes the attic space available at any time for storage. The housekeeper will find that the layout of the kitchen is planned to make her work as easy and as pleasant as possible. The well-ventilated and well-lighted kitchen in this house, together with ample cupboard and drawer space, cooking counters, utensil closet, an ice box just around the corner in the entry, and near-by cellar stairs, gives the proper equipment for efficient housekeeping. Aside from the usefulness of the alcove in the kitchen as a breakfast corner, it is most convenient as a little lunch table for children or as a low work table for preparing the meals.

This house was especially designed to meet not only the

¹Since the perspective was made, the porch has been enlarged to include an entrance from the dining-room as well as from the living-room, as the plan shows.

limitations of the average lot but also the average amount which a house of this size should cost. For that reason the plan in shape is a simple rectangle without projections, the cellar stairs go down under the front stairs, the first-floor lavatory and main bath are connected to the same plumbing stack, the chimney is near the centre of the house, and outside,

the charm of the house is attained by its excellent proportions and the use of the simplest of details. Stock windows, doors, blinds, frames, and mouldings are used almost entirely, while the few special details are of such simple construction that a carpenter can do most of the work on the job.

For those who are enthusiastic about Early American interiors we have designed and included in the set of drawings an alternative scheme with special details for the living-room which will make a perfect background for tavern tables, hooked rugs, ladder-back chairs, gay-colored chintz, and anything which flavors of this period of antiques. Feather-edge paneling of wide boards extending across the fireplace side of the room, interrupted by a section of open bookshelves with little cupboards beneath for music or magazines, a chair rail, and the typical black facing and hearth of the fireplace, lend the proper atmosphere for an unusual and distinctive room. The stairway with its short spindles, square newel, and closed treads repeats this character, and, if the special china cupboard is decided upon for the dining-room, the result will be exceedingly satisfactory.

The exterior finish of the house can be adapted to almost any taste,

but built of wide white shingles combined with matched boarding on the front, with green blinds, a white chimney with a black cap, a brick entrance terrace, an open porch and a white rail fence, it will no doubt appeal to many, and set among shrubs and trees will be a most inviting and unique little home. On the other hand, others may prefer the house, on account of practical reasons or because of the nature of a lot and its surroundings, with the natural wood finish left exposed to the weather and perhaps brightened with gay-colored shutters. The possibility of using this extremely well-ordered and compact plan with the interior details selected to harmonize with one's furniture and the exterior finish to suit the lot will appeal to any family of four or five persons that is desirous of building an unusual home with every convenience provided for.

Outline of Specifications

Foundation Walls:

Poured concrete with footings.

Cellar Floor:

3" concrete floor with 1" granolithic finish.

Wall Covering:

Shingles laid 8"-10" to the weather combined with matched boarding.

Roof:

Wood shingles left to weather, exposed 5½" to weather.

Color:

White with green blinds or shingles left a weathered gray, and only trim, blinds, sash, and doors painted.

Floors:

Oak floors throughout the house except linoleum for first-floor lavatory, main bath, and kitchen.

Interior Woodwork:

Cream or light neutral shade.

Interior Walls:

Gypsum plaster applied to manufactured board lath.

Heating:

One-pipe steam.

Plumbing Fixtures:

Vitreous china lavatories and closets, enameled iron tubs, sink, and trays. Brass supply pipes.

Electric Wiring:

Tumbler switches, flush base plugs, B. X. cable.

(Cubic feet—23,600)

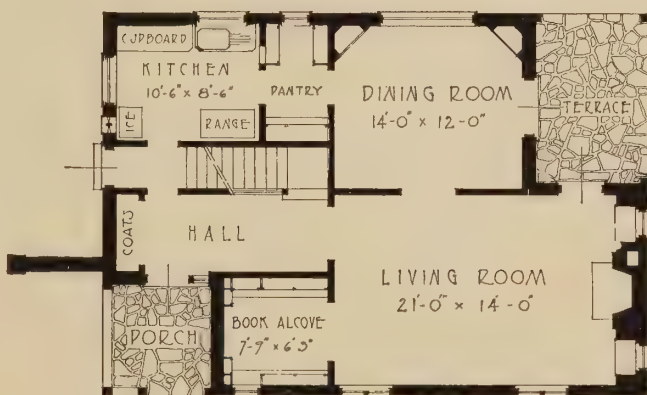
A BRICK VENEER HOUSE

(HOUSE BEAUTIFUL HOUSE NO. 35)

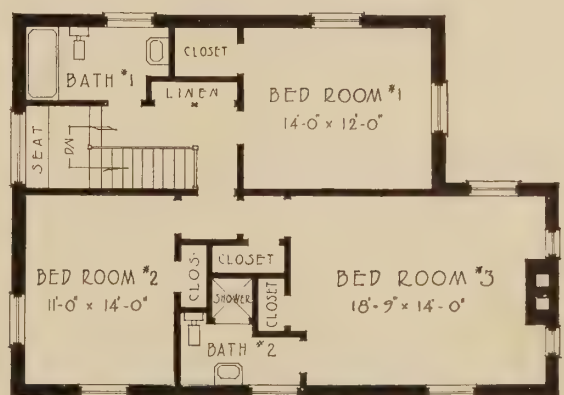
Complete working drawings and specifications, \$50.00



THIS SIX-ROOM HOUSE WILL APPEAL TO THE MANY WHO DESIRE TWO BATHROOMS AND WHO PREFER THE BEAUTY AND CONVENIENCE OF BRICK WALLS. ECONOMICALLY CONTAINED WITHIN A RECTANGLE WHICH ALLOWS A SIMPLE HIPPED ROOF, IT HAS DIGNITY AND AT THE SAME TIME A PLEASING DEGREE OF INFORMALITY



FIRST FLOOR PLAN



SECOND FLOOR PLAN

A BRICK VENEER HOUSE

(HOUSE BEAUTIFUL HOUSE NO. 35)

Complete working drawings and specifications, \$50.00

THIS house will appeal to those who desire one of brick, a material which has distinct advantages both in its possibilities for beautiful wall color and texture, and in its economy of upkeep. The house, by being contained in a rectangle, is economical to build; it has a simple mass pleasing in its proportions and an attractive hip roof. It is kept from being too austere by the open corner porch with hand-adzed solid timber posts and by the dormers which pleasantly break the cornice. The roof is of slate and the windows are steel casement, thus providing a maximum of air.

In addition to the paved entrance porch there is an uncovered terrace in the angle between the living-room and the dining-room conveniently opening into both rooms and well secluded. This terrace on the original plan made of this house has a pergola roof which extends in a slight curve to the garage which was placed at an angle to the house. Bounded by the garage, the house, and this pergola, was made a small garden, an excellent location for it if the site permits such an arrangement. If preferred, this terrace can be covered and a sleeping porch built above it which would serve two bedrooms. This house would also readily allow expansion by the addition of a maid's room and bath off the kitchen and a second-floor room to be entered from the main stair landing.

The plan is an unusually convenient one with rooms so disposed that they are in good relation to each other and allow vistas that seemingly increase the size of the house. The hall, large enough to furnish attractively, is simply finished with feather-edge pine sheathing. The stairs have a square newel, boxed string, and turned balusters. Leading under the stairs to the rear hall is a concealed door cut in the paneling. This passage makes both the kitchen, the cellar stairs, and the rear entrance directly accessible to the main part of the house.

The living-room of good proportions has an interesting treatment of the fireplace end. By furring out the wall each

side of the fireplace to the depth of the chimney breast a reveal was made for a seat under each single casement window. These seats have hinged tops and space for wood. The fireplace moulding is a simple bolection one of wood and the facing is of soapstone.

At the opposite end of the living-room is a book alcove which is just large enough to make a delightful retreat. This is lined with cupboards and bookcases with a space left wide enough to take a secretary. The ceiling is coved, and under the seat in front of the window is a concealed radiator. The view of the dining-room from the living-room is especially inviting because of the group of windows flanked by corner cupboards. In all the house an effort has been made to keep the wood trim simple and inexpensive. Yet it is entirely adequate, and its very simplicity adds to the distinction of the house.

Between the dining-room and the kitchen is a small china pantry which connects with the kitchen just by the sink by an opening large enough for the passage of dishes. The kitchen has been planned with especial care for convenience and economy of steps. A cupboard, or a kitchen cabinet if desired, is at the left of the sink and is well lighted by two windows. A refrigerator with provision for outside icing, if ice is used, is placed in one corner and a range in the other. A grade entrance

does away with the necessity for a bulkhead and aids in making for easy service.

Upstairs the house is especially well planned. All the bedrooms are corner ones with cross draft, and the master's room has three exposures. A private bath with shower connects with this room which has the further luxury of two closets. A second bath is conveniently located and yet is secluded. There is an unusually large linen closet outside the bathroom door.

These are the principal features that make this a six-room house of unusual convenience and beauty and one that will give lasting satisfaction.

Outline of Specifications

Foundation Walls:

Rubble, stone, or poured concrete.

Cellar Floor:

Concrete 4" thick with granolithic finish, laid on 6" cinder fill.

Wall Covering:

Harvard antique, water-struck brick veneer on wood frame.

Roof:

Slate, variegated green and purple, random widths.

Windows:

Steel casement.

Floors:

Oak on master's portion; linoleum in kitchen and bathrooms.

Interior Woodwork:

White pine, stained.

Interior Walls:

Colored plaster.

Heating:

Steam.

Electric Wiring:

B.X. cable.

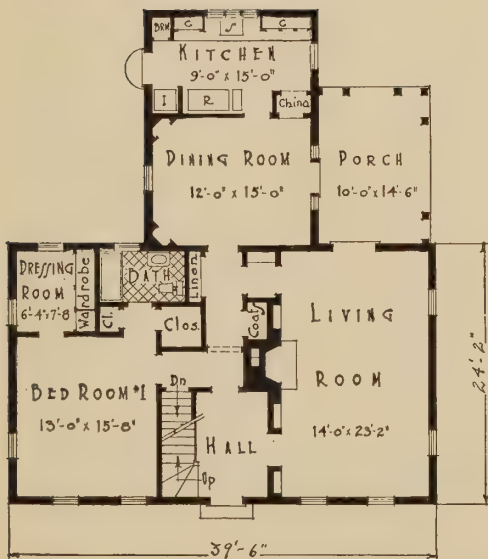
A COLONIAL COTTAGE

(HOUSE BEAUTIFUL HOUSE NO. 30)

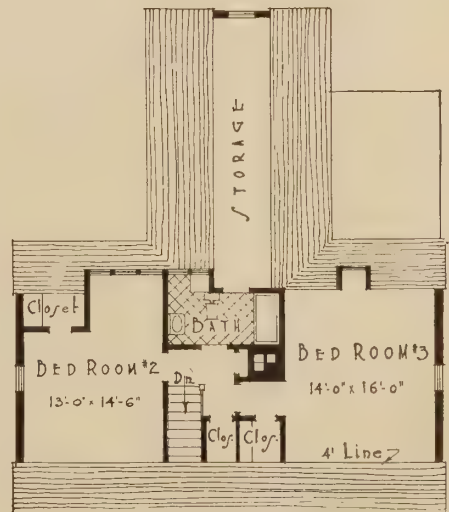
Complete working drawings and specifications, \$50.00



THIS HOUSE EMBODIES THE CHARM OF THE CAPE COD COTTAGE BOTH IN ITS SPIRIT AND IN ITS DETAILS, WHICH IN THIS DESIGN FOLLOW THE OLD WITH GREAT FIDELITY. IN ADDITION, A PLAN OF UNUSUAL CONVENIENCE MAKES THIS ONE OF OUR MOST POPULAR HOUSES



FIRST FLOOR PLAN



SECOND FLOOR PLAN

A COLONIAL COTTAGE

(HOUSE BEAUTIFUL HOUSE NO. 30)

Complete working drawings and specifications, \$50.00

THERE are many people who find in this sort of house, so characteristic of Cape Cod, their favorite type of small house. The style is notable for its beauty of mass, for the fine proportion of vertical wall to roof, with eaves low, ridgepole high, and wide gable end, and for its sense of being placed solidly upon the ground. This house, designed by the Home Builders' Service Bureau of the *House Beautiful*, follows this Cape Cod style with unusual fidelity in its transomed doorway simply framed, its well-proportioned windows, large central chimney, and sweep of roof unbroken by dormers.

The requirements of a modern house are not, however, sacrificed. As there are but two bedrooms on the second floor, each is well ventilated with a window in the gable end and a dormer toward the rear of the house. A porch, which would have been an inappropriate excrescence either on the front or at the sides, has been placed in the angle formed by the main house and the ell, a location which has the advantage of seclusion from the street, as well as of direct access from both living-room and dining-room. It does not, however, darken these rooms, as both are well lighted from other sides. This porch may either be glazed or left open.

A study of the plan will reveal, first, a remarkable variety of exposure for every room in the house, which should make each room very cool in summer, and would ensure plenty of sunlight in winter. The kitchen is particularly notable, with light and air from three sides. The interior has been carefully arranged. The fireplace in the living-room has been composed with its flanking bookcases and doorways into an interesting wood-paneled treatment. There are corner cupboards in the dining-room, and a dado may be carried around the room to tie windows and cupboards into an organized whole. The master's suite on the first floor, with its dressing-room, bath, and large closet, should be specially noted. The dressing-room is shown with a built-in wardrobe containing drawers, shelves, ample hanging-space, and three doors which might be glazed to form a triple mirror. Other interesting features are the recess in the hall for the telephone, the large cupboard just outside the living-room, for wood and for those dozens of things that forever threaten the orderliness of a house, the step-saving china closet between the dining-room and kitchen, with doors and drawers opening into each, the table radiator beside the kitchen stove, useful as a plate-warmer, the grouping of cupboards, counters, and sink around a row of windows in the kitchen, and the two linen closets.

Economy is shown in the arrangement of the plan. The second-floor bathroom is directly above the one on the first floor, and the basement fixtures below it. The cellar, which in many houses is much larger than necessary, has been cut down by omitting excavation under the ell. There are, however, a good laundry, cold closet, coal room, and boiler room, with some storage space. Additional storage room is provided in the attic over the ell. Doors, windows, and trim throughout the house are of stock design.

Outline of Specifications

Foundation Walls:

Poured concrete.

Cellar Floor:

4" cement with granolithic finish.

Wall Covering:

Shingles laid 9½" to weather, white-washed or left to weather.

Roof:

Cedar shingles.

Trim:

White pine or local equal.

Frames, Doors, Windows:

Stock sizes and designs as indicated.

Floors:

Oak; linoleum in kitchen and bathrooms; porch floor brick laid in cement.

Inside Finish:

White pine or local equal, painted.

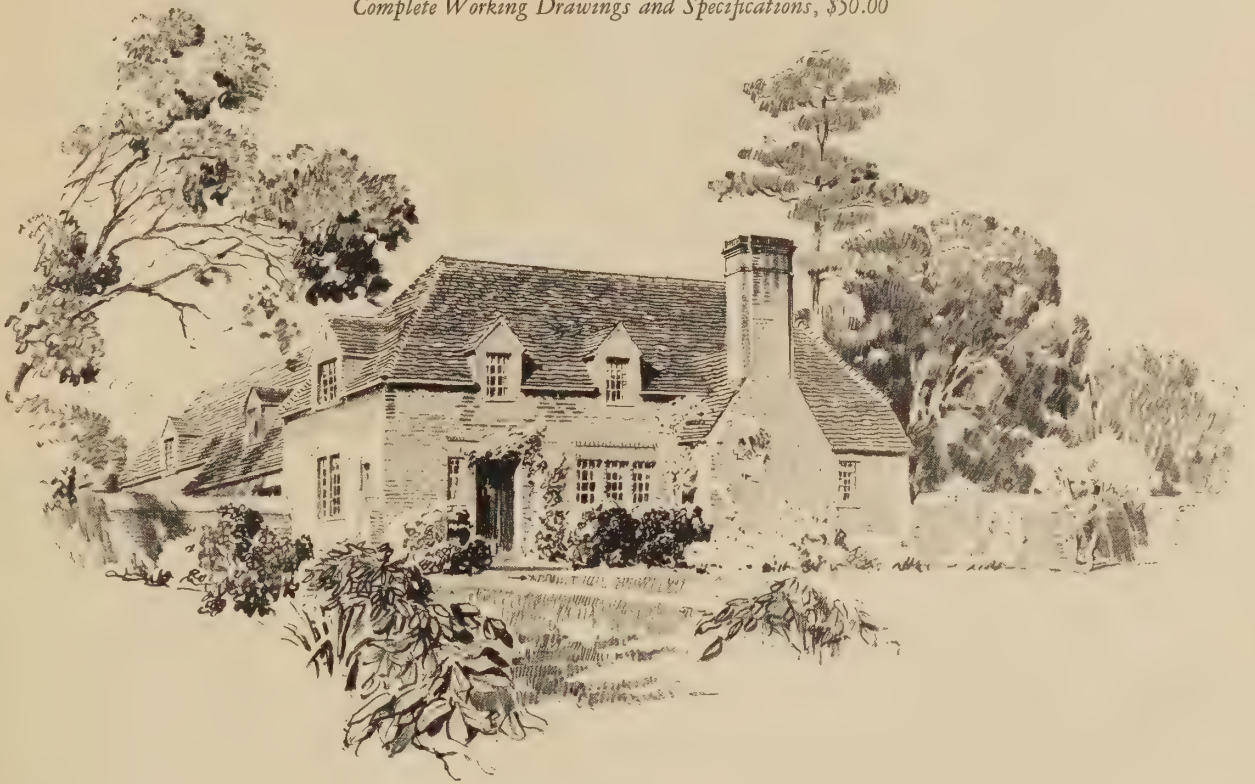
Heat:

One-pipe steam, hot water, or vapor.

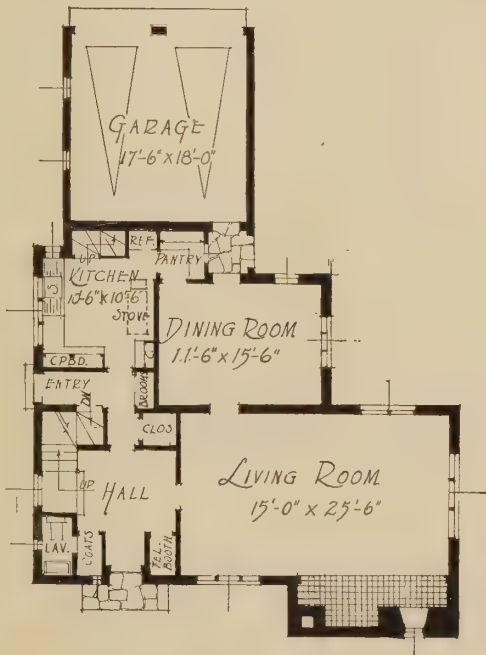
AN ENGLISH COTTAGE OF BRICK

(HOUSE BEAUTIFUL HOUSE NO. 25)

Complete Working Drawings and Specifications, \$50.00



THIS SEVEN-ROOM COTTAGE COMBINES SEVERAL EXCELLENT FEATURES WHICH MAKE IT A MOST CONVENIENT HOUSE FOR THE SMALL FAMILY. ONE OF THE MOST IMPORTANT OF THESE IS THE ATTACHED TWO-CAR GARAGE, WHICH CAN BE ENTERED FROM THE MAIN HOUSE



FIRST-FLOOR PLAN

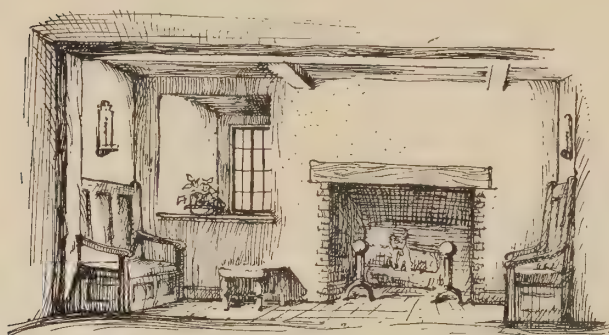


SECOND-FLOOR PLAN

AN ENGLISH COTTAGE OF BRICK

(HOUSE BEAUTIFUL HOUSE NO. 25)

Complete Working Drawings and Specifications, \$50.00



A SUGGESTED TREATMENT FOR THE FIREPLACE ALCOVE, SHOWING IRREGULAR BRICK FACING AND OAK LINTEL TO FRAME THE FIREPLACE OPENING, AND HAND-HEWN POSTS AND BEAMS EXPOSED

THIS decidedly picturesque little cottage, designed especially for a *House Beautiful* reader, has many features that will appeal to other prospective house owners who want an inexpensive house that is out of the ordinary. It is truly of cottage character with metal casements divided up into small panes and low eaves broken by unusually attractive dormers. The plans call for masonry construction, and the walls can be built either with eight inches of brick, or with four inches of brick backed up with four inches of hollow tile. The brick is specified as hard-burned common brick laid somewhat irregularly to give a slight roughness to the wall surface. A pleasing variation in the color and texture of the brick will do much toward making this house distinctive and in good taste. The large projecting chimney is one of the important features of the exterior, abruptly interrupting the long horizontal lines. The emphasis given to the chimney makes possible in the interior a particularly cosy fireplace corner which is away from all doors and thus secluded as it should be. This recess is framed by an oak beam which, preferably, should be hand-hewn. A suggested treatment for this end is shown in the small sketch above.

The best orientation for the house is facing west. This would ensure morning sun for the dining-room and practically all-day sun for the living-room. So placed, the drive to the garage would be on the north side of the house, as would the service por-

tion and hall, leaving the south side for the garden, which could be fitted very attractively into the angle between the living-room and garage, the latter providing a blank wall for a wall fountain or similar garden feature.

The plan of the house has been carefully worked out for ease of housekeeping and good circulation. The stairs are conveniently arranged with the cellar stairs under the main ones, and with access from both the rear entry and the front hall. Opening from the front hall are a coat closet and lavatory and a special telephone closet. There is a grade entrance to the rear entry, which thus obviates the necessity of a bulkhead.

A covered passage from the dining-room to the attached two-car garage will be found a particularly convenient arrangement, connecting, as it does, the garage directly with the master's portion of the house. A service stairway leads from the kitchen to the maid's room, which, with bath and large closet, is placed over the garage. The master's bedroom and bath, with closet and dressing-room, also occupy this ell, the master's room having thus exposure on the north and south sides. The minimum amount of hall space on the second floor makes possible two good-sized bedrooms with a connecting bath placed between them. One of these bedrooms is large enough for twin beds and has two closets. The other is ample for a single bed. Both of these rooms have cross ventilation.

Outline Specifications

House No. 25

1. *Foundation Walls:*
Poured concrete
2. *Exterior Wall:*
Hard-burned common brick with terracotta tile backing
3. *Roof:*
Asbestos slate in variegated colors
4. *Insulation:*
Celotex
5. *Lath and Plaster:*
Rock lath and gypsum plaster. Rough-plaster finish
6. *Interior Woodwork:*
Oak
7. *Floors:*
Oak in all rooms except the kitchen and baths, which have linoleum tile
8. *Heating:*
Vapor vacuum
9. *Plumbing:*
Brass pipe for hot-water lines

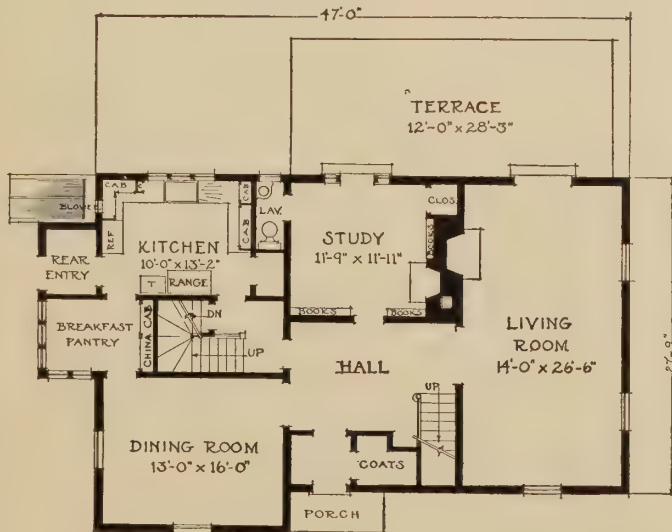
THE "GREENS' HOUSE"

(HOUSE BEAUTIFUL HOUSE NO. 21)

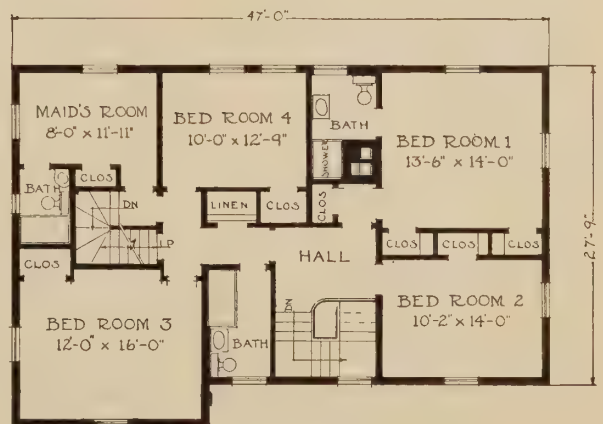
Complete working drawings and specifications, \$50.00



THIS HOUSE HAS STUCCO WALLS, ROOF OF SLATE, AND AN ENTRANCE PORCH OF IRON. THE IRONWORK GIVES A NOTE OF LIGHTNESS AND DELICACY WHICH TEMPER TO A PLEASING DEGREE THE FORMAL AND DIGNIFIED LINES OF THE HOUSE. THERE ARE NINE ROOMS ON THE TWO FLOORS, AND AMPLE SPACE FOR AN ADDITIONAL ROOM AND BATH, AS WELL AS STORAGE, ON THE THIRD FLOOR



FIRST FLOOR PLAN



SECOND FLOOR PLAN

THE "GREENS' HOUSE"

(HOUSE BEAUTIFUL HOUSE NO. 21)

Complete working drawings and specifications, \$50.00

THIS house was designed by the House Beautiful Home Builders' Service Bureau with the help of the imaginary family, the Greens. This supposititious but typical family consists of Mr. and Mrs. Green and two children, John Green and Mary Green, and the house which is shown here in sketch and plan is the outgrowth of their assumed needs and personal desires as it developed under the supervision of our Architectural Department. The house is one that has been given most careful thought, as can be seen by a study of the elevation and of the plans. Although planned for a family of four and one maid, it will easily accommodate a larger family, as, by the addition of a dormer at the rear, there is ample space for a maid's room and bath and also a playroom on the third floor.

The house has stucco walls and a slate roof, and a charming entrance porch of wrought iron and twisted wire. This house has actually been built in a suburb of Boston under the supervision of the House Beautiful Home Builders' Service Bureau, and a description of the house as finished will perhaps best give our conception of it. The stucco is a warm gray which verges on the buff, of fine grain and with but a slightly rough surface. The corners of the house and of the shallow window reveals have been slightly rounded, just enough to soften their outlines. The shutters, which were specially designed and which have widely spaced slats, are painted a Venetian red. These give the house an air of gayety, although they are sufficiently restrained in tone not to detract from its dignity. The roof is of secondhand slate laid with slight irregularity and variation of color, being kept, however, mostly in dark grays, with a very few red pieces scattered through to bring to the roof a suggestion of the red of the blinds. The entrance porch is painted to match the house. The eight-panel door is painted black, with moulding picked out in red, and black is repeated in the iron brackets which support the hung gutter.

At the rear of the house, reached from the living-room and study, is a flagstone terrace, at the edges of which are sockets set flush with the surface and protected by caps. These are made to hold iron standards which will support screening and an awning. Thus in the summer a screened porch is obtained which can be removed in winter and so in no way obstruct the sunlight from the living rooms.

The plan has been studied so carefully that the immediate impression upon entering the house is a sense of spaciousness greater than the exterior led one to expect. This is largely due to the fact that every inch of room has been well utilized. The house opens out in a pleasing, hospitable, and logical manner, with an orderliness that is at once convincing. The hall is large enough to take a chest, a console table, and a chair. It is sufficiently generous in size to give a feeling of amplitude, and yet it encroaches not at all upon the other rooms. The living-room and dining-room open from this with wide

doors, but the study is given desirable seclusion by having a smaller door which is deliberately not on centre with the front door. A large coat closet under the stairs, a lavatory opening from the study, and a generous number of closets on both floors are recognizable conveniences.

The service area is particularly well thought out. The kitchen is large enough to include an electric ice box, a kitchen cabinet with an extra cabinet for cooking utensils, and two built-in cabinets, in addition to a good-size gas stove and a sink with counters on each side. Other china cabinets are placed in the breakfast-room. The rear entry will hold a natural-ice box if it is preferred. A small subsidiary hall connects the front hall and kitchen, thus providing quick access to the front door. It contains the service stairs to the second floor and to the cellar.

On the second floor there are four bedrooms and two baths in addition to the maid's room and bath. If a larger master's room is preferred, the two rooms on the right can be thrown together and two closets built, one each side of the window in the front wall, or a larger room and small dressing-room can be made. Some families will perhaps find it more desirable to use the maid's room and bath as a guest suite and finish a maid's room on the third floor.

The finish of the house inside has been carried out in character with the exterior. The walls of the living-room, dining-room, and hall are finished with a plastic paint, a warm gray in color and of a slightly rough texture, with a plaster rope moulding at the top. Such walls make an excellent background for brightly-colored chintzes, which are entirely appropriate for this type of house. The ceilings are of plaster of the same texture and a shade lighter in color. The woodwork on the first floor is of oak, stained with ammonia to a warm drift-

wood gray and waxed. It includes a specially designed narrow trim around doors and windows and eight-panel stock doors. On the second floor the woodwork is soft pine, painted. The stair balustrade is iron with wooden handrail; the treads are of hard pine, marbleized. In the study the woodwork, which is also of oak, includes a dado on two sides, above which is a chintz wall covering of gay design. On the other two sides are bookshelves and a fireplace, and two large doors which give the effect of panels.

On the second floor the walls of the hall, like those downstairs, have a plastic paint finish; the rooms are papered, with woodwork in each room painted to match the background of the paper. The baths have tiled dadoes, the walls covered with wallpaper in one and painted in the other. The master's bath has a shower instead of a tub. In the general bath the tub has its two exposed sides tiled to match the dado.

The story of the building of this house, with a complete furnishing scheme, appeared in the 1928 issues of the *House Beautiful* Magazine. The story of the planning of the house was published in 1927.

Outline of Specifications

Foundation Walls:

Concrete with footings.

Cellar Floor:

Concrete with granolithic finish.

Walls:

Stucco on metal lath; 4" of insulating material between studs, two coats plaster on a plaster base, and plastic paint finish.

Roof:

Slate.

Floors:

Throughout the house, except kitchen, breakfast-room, rear entry, front and rear stairs, and baths, oak. Front stairs, hard pine, marbleized; kitchen and breakfast-room, linoleum; baths, cork tile.

Interior Woodwork:

On first floor, oak. On second floor, Arkansas soft pine.

Doors:

8-panel stock doors of oak on the first floor, of white pine on the second floor.

Heat:

Hot-water boiler, gas fired.

Equipment:

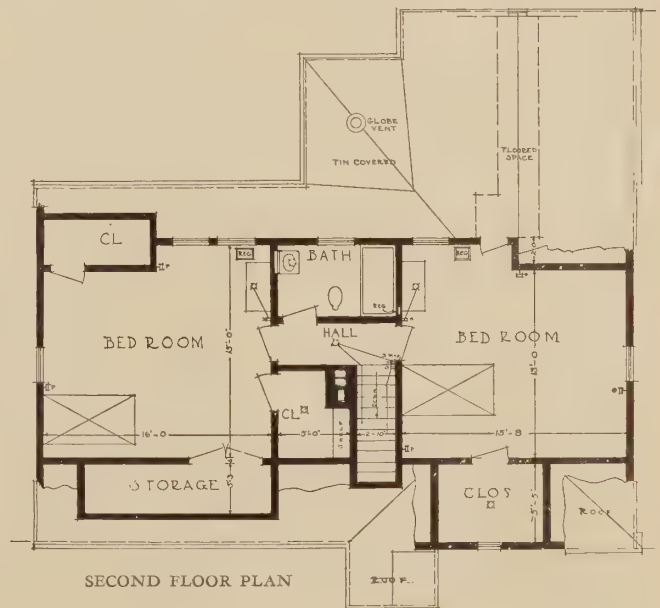
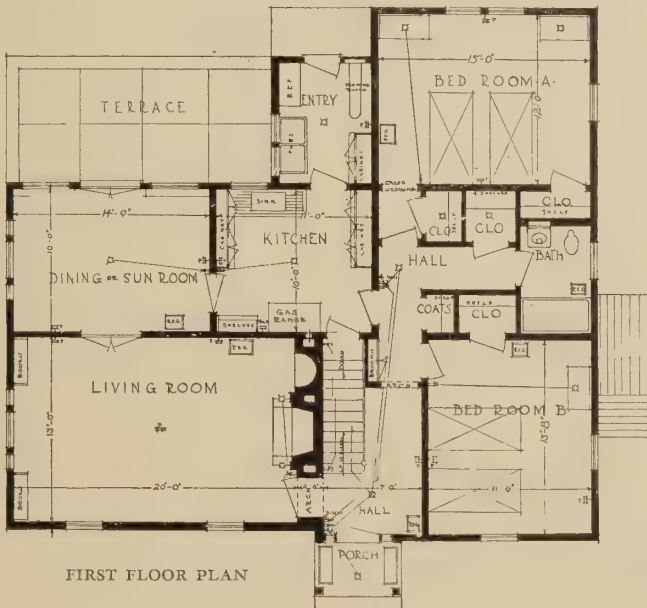
Gas stove in kitchen.
Gas-fired incinerator.
Gas-fired hot-water heater.
Electric refrigerator.
Electric ventilator in kitchen.

A STORY-AND-A-HALF COLONIAL COTTAGE

(House Beautiful House No. 16)



AN EXCELLENT FEATURE OF THIS HOUSE IS THE FACT THAT IT CAN BE BUILT, IF DESIRED, WITH ONLY ITS FIRST FLOOR FINISHED, AND YET PROVIDE AMPLE ACCOMMODATION FOR A FAMILY OF THREE. LATER, AS NEEDED, THE SECOND FLOOR CAN BE FINISHED TO GIVE TWO ADDITIONAL BEDROOMS AND BATH. A SHED DORMER IS PLACED AT THE REAR, TO ALLOW PLENTY OF LIGHT AND AIR FOR THESE SECOND-STORY ROOMS, AND WHERE IT WILL NOT LECTRACT FROM THE GENERAL COTTAGE CHARACTER OF THE HOUSE



A STORY-AND-A-HALF COLONIAL COTTAGE

(HOUSE BEAUTIFUL HOUSE NO. 16)

Complete working drawings and specifications, \$50.00

THIS house, designed for us by Mr. Charles S. Keefe, architect, is a particularly attractive example of a story-and-a-half type cottage of Colonial antecedents. Its low setting and low eaves give it a small-scale character that emphasizes its homely, domestic appearance, and the beautiful detail of its porch and its narrow close-set cornice give it distinction, a quality to which the well-proportioned chimney and perfect window spacing also contribute. Houses of this general type are not rare, for the Colonial cottage is becoming increasingly popular, but all too rare are houses with detail of such delicate feeling as this has, and it is the care with which all aspects of this house have been worked out that gives it its appeal — an appeal that is felt at the first glance.

The specifications of the house call for a wall covering of siding laid nine inches to the weather and painted white, and a roof of wood shingles left to weather. If preferred, wide shingles for the walls and a roof of slate in variegated colors of green and purple may be used instead, and a pale yellow or pale gray paint chosen for the body coloring with dark green or blue-green blinds.

The plan of the house is worthy of careful study, for every inch of it has been thoughtfully worked out. There are, it will be noted, two bedrooms and a bath on the first floor, besides living-room, dining-room, and kitchen, and two bedrooms and a bath on the second floor. This arrangement makes it possible to leave the second floor unfinished until requirements make this extra space necessary, and yet provides at the same time room for a family of two or three.

Entering the hall, which receives light from two small windows, one each side of the door, in addition to that through the open door of the living-room, the stairs with simple round newel post and nicely moulded handrail mount without platform or winders, straight to the second floor. An arched opening to the right of the stairs leads to an inner hall, into which open the bedrooms, coat closet, and bath, and a round-topped door in an arched recess opens into the living-room at the left. This door is matched by an arched open cupboard at the left of the fireplace, making a symmetrical and very handsome end to the room.

Separated from the living-room by double glass doors is a smaller room, 10' x 14', which may be used as a sunroom or a dining-room or combination of the two. The repetition of the triple window in this room gives the end façade a balanced appearance, and does not proclaim a sun porch, although, with the two square windows and glazed door, it gives this room ample sunlight. There is plenty of space against the inner end wall for a buffet, if the room is to be used as a dining-room, or for a tavern table if it is to be used as a combination study and dining-room.

Adjoining this room is the kitchen, which we believe is an especially well planned one. The sink of white enameled iron, with wooden drainboards on each side, is placed slightly to the right of

the window. Against the wall at the left of this is a double cabinet with cupboards below and shelves behind glass doors above. This is sufficiently large to hold all the china of an average-size family and is conveniently near so that dishes may be wiped and put away with practically no steps. On the opposite wall is a second cabinet for cooking supplies and utensils. Light for this cabinet comes through the half glazed door from the entry, which is well lighted by two windows and a partially glazed door. On the wall opposite the sink is the gas range with connection to a flue in the single chimney, and beside this, shelves and a counter. Every housekeeper will recognize the convenience of having this cabinet as a place to keep cooking utensils and seasonings, and pans and dishes taken from the stove.

As this house is planned primarily for a household without a maid, the laundry tubs are placed in the entry as is also a built in ironing board and a cabinet for laundry supplies. One tub and an electric washing machine can be installed if preferred. In the entry also is the refrigerator, placed in the corner to make outside icing possible.

The arrangement of the first floor bedrooms and bath is especially good. In the first place a separate hall serves these rooms and so ensures privacy, and both doors to the bedrooms are so placed that when open they allow only a restricted view of the rooms. In both bedrooms ample space has been allowed for twin beds, and in the larger room, planned for the owner, there is room in the farther corners for two bureaus or chests of drawers. Also there are for this room two closets, a very important feature. In fact the closet allowance of this house is especially generous, and

concentrated in the space between the two bedrooms there are, not only the regular clothes closets, but in addition a closet for coats, and one just outside the bathroom for linen. There is also a small one for brooms conveniently near the kitchen.

On the plans shown, the lighting system has been drawn in so that by tracing in the different rooms the location of fixtures, switches, and base plugs, a very good idea can be obtained of the completeness and convenience of the wiring. In the hall, for instance, three-way or four-way switches at the left of the door connect with lights on the front porch, in the front and rear hall, and in the hall above. Each room has at least one switch, so that one's passage about the house can be fully and quickly illuminated. There are outlets in every room for lamps or vacuum cleaner, and fixtures in those closets that receive no natural light. In the bedrooms, ceiling lights are provided to centre over the bureaus as well as outlets for bedside lamps. In the baths there are also ceiling lights immediately over the lavatory.

The more this house is studied, the more clearly it is seen that the plans have been worked out to provide every convenience for the housekeeper and to make available for the small-house owner a home that has architectural merit as well.

Outline Specifications

Foundation Walls:

Concrete with footings

Cellar Floor:

3" of rough concrete with 1" of cement finish

Wall Covering:

Siding laid 9" to weather

Roof:

Wood shingles left to weather, or variegated green and purple slate

Color:

White with green blinds

Floors:

In living-room, dining-room, and hall, oak; in other rooms, pine; in kitchen, linoleum

Interior Woodwork:

White or light neutral shade

Interior Walls:

On first and second floors, plastered directly on insulating material

Heating:

Warm air

Plumbing Fixtures:

Enameled iron sink and laundry trays, tub and lavatories, vitreous china closet

Electric Wiring:

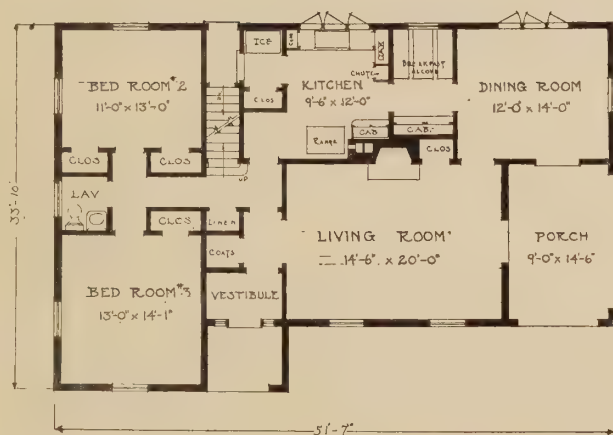
B.X. cable

(Cubic feet — 22,500)

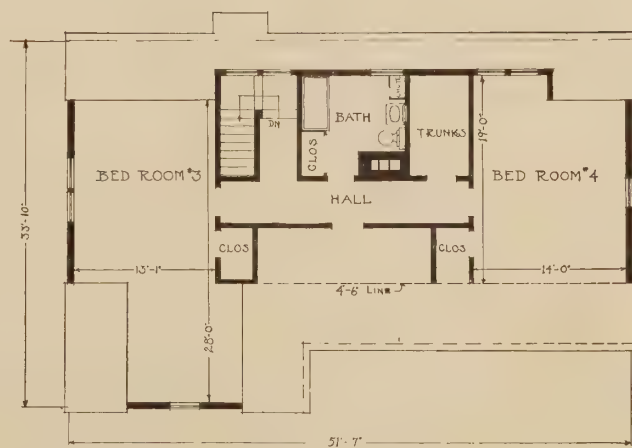


A STORY-AND-A-HALF STUCCO HOUSE

(House Beautiful House No. 79)



FIRST AND
SECOND
FLOOR PLANS



A STORY-AND-A-HALF STUCCO HOUSE

(HOUSE BEAUTIFUL HOUSE NO. 79)

Complete Working Drawings and Specifications, \$50.00

THIS exceedingly attractive and convenient cottage is built on a plan that will be found very adaptable for the average family. It has seven comfortable rooms besides a covered porch and a breakfast-room, all arranged to provide excellent circulation. It is, in fact, a house that will function well. The living-room and dining-room both open on to the porch, and the two first-floor bedrooms and lavatory are separated from the main part of the house by a passage. The two bedrooms are near the stairs, which makes the bath on the second floor sufficiently available. In case these second-floor rooms were not to be finished at once, it would be possible to enlarge the lavatory on the first floor to include a bath. There are several minor features about this plan that add to its convenience. The stairs to the cellar, for instance, can be entered from the outside, and the grade entrance here obviates the necessity for a bulkhead. The ice chest can be filled from this rear entry, and, if desired, the inner door of this entry can be locked in case of the absence of the family, and the outer one left open for the entrance of the iceman or delivery boy, without exposing the house. There is a linen closet on both floors, and there is a laundry chute to the basement with outlets in the kitchen and second-floor bath.

The house is simple in outline, with a roof broken in front only by a gable. It depends chiefly for its effect upon the detail of its finish, the color and texture of the stucco, and the color of shutters and roof. If these details are wisely chosen the house may be one of real charm. If preferred, the house may be covered with shingles and by a good color combination be made equally attractive.

Outline Specifications

Foundation Walls:

Concrete with footings.

would be cream color with green-blue blinds or the conventional white and green.

Cellar Floor:

Concrete with granolithic finish.

Roof:

Wood shingles left to weather or slate of dark color.

Wall Covering:

Stucco applied on wire lath or shingles.

Floors:

Oak and pine.

Color:

Warm gray stucco with apple-green shutters, or light buff stucco with turquoise-blue shutters suggested. Stucco to have smooth but uneven finish. If shingles are used, a good color scheme

Heating:

Warm air or hot water.

Electric Wiring:

B.X. cable.

(Cubic feet — 37,500)

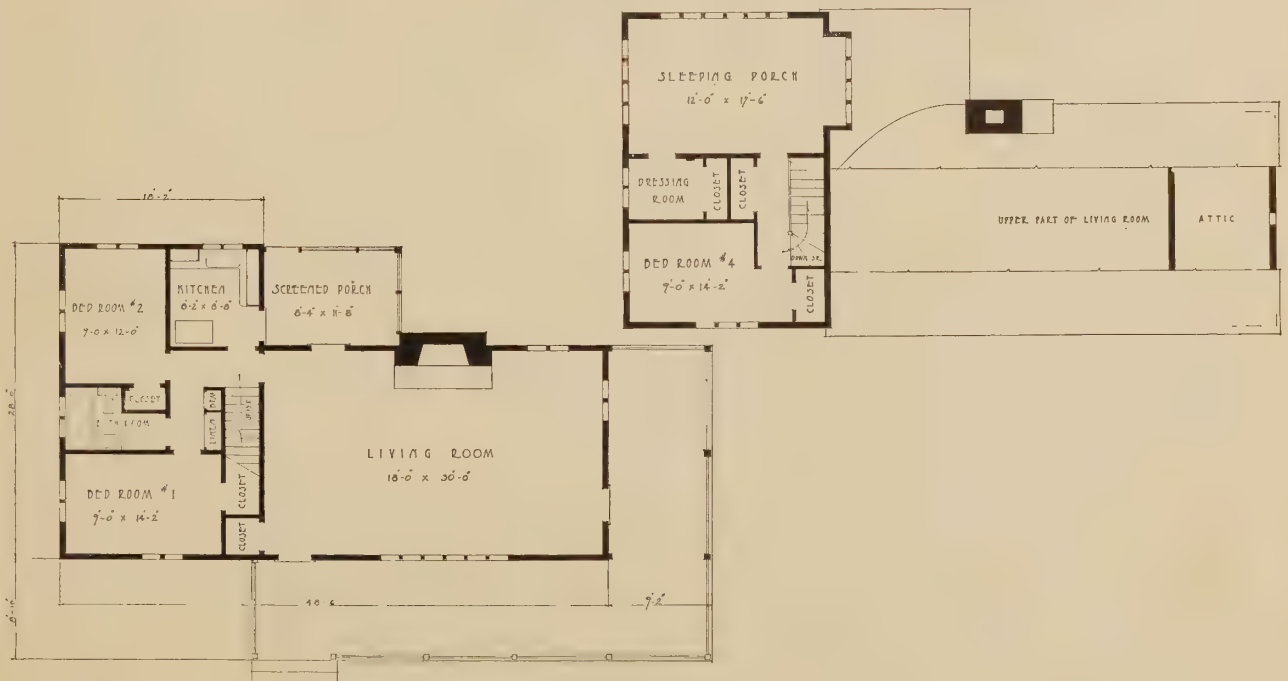
A SUMMER CAMP

(HOUSE BEAUTIFUL HOUSE NO. 65)

Working drawings with specifications noted on drawings, \$20.00



DESIGNED FOR WALLS OF UNDRESSED LUMBER WITH THE BARK LEFT ON THE EDGES, THIS CAMP IS SUITABLE FOR ALMOST ANY RURAL SITE, BEING RUSTIC ENOUGH TO FIT INTO PRIMITIVE SURROUNDINGS AND AT THE SAME TIME CONVENIENT ENOUGH IN PLAN TO ALLOW COMFORTABLE LIVING



COMPLETE INFORMATION IN REGARD TO THIS HOUSE APPEARS ON THE REVERSE SIDE OF THIS SHEET

A SUMMER CAMP

(HOUSE BEAUTIFUL HOUSE NO. 65)

Working drawings with specifications noted on drawings, \$20.00

SO much interest has been shown in the cabins and camps that have been published from time to time in the *House Beautiful*, and so many inquiries have been received regarding this type of summer house, that we have designed this house for those who wish one of informal style, but one a little less so than the log cabin. This camp could be built if desired in the heart of the woods, on a rocky coast, or by lake or stream, and it would not be out of place in a colony of simple summer houses. It has walls of undressed lumber with the bark left on, simple posts and balustrade, a shingle roof, and a chimney that may be stone or brick. The walls inside are unfinished and everywhere the construction is of the simplest type.

A feature of the house is the two-story living-room which opens to the rafters. This room, 18' wide and 30' long, with a large fireplace, is of pleasant proportions and sufficiently ample in size for large gatherings. It opens at one end by a glass door on to a covered porch, and by a door at the left of the fireplace, which can be glazed if desired, on to a screened porch. This porch is especially designed to serve as a dining porch, opening, as it does, immediately into the kitchen. It will be noticed that the house has three types of porches: the open uncovered porch, the roofed one, and the one covered and screened, thus providing an out-of-door sitting place for all seasons and kinds of weather.

The kitchen is separated from the living-room by two doors, and the bedrooms and bath open from their own small passageway, thus giving desirable privacy. In this entry is a linen closet and a broom closet.

An interesting feature might have been made of an open stairway at one end of the living-room, but it was thought more important to secure the privacy that running the stairs up behind the partition would give, since the one bath on the first floor must also serve the second-floor sleeping-rooms.

Besides the two bedrooms on the first floor, there are on the second floor a bedroom, a large sleeping porch, and a dressing-room. Each of these bedrooms will accommodate two beds. A bath can be built on this floor over the other bath if desired.

Outline of Specifications

Foundation Walls:

12" square concrete posts.

widths. On exterior walls studs left exposed.

Wall Covering:

Undressed wide clapboarding with bark left on lower edge — exposed 9" or 10" to weather.

Floor:

Hard Pine.

Inside Partitions:

Vertical matched boarding of random

Fireplace:

Brick with heavy wooden mantel.
Brick exposed to roof and laid basket weave.

(Cubic feet—18,712)

FOREWORD

OUR SERVICE: The *House Beautiful* Magazine was a pioneer in the field of helping the people of America with their problems of building and beautifying their homes and surroundings. For several years it has aided them in a most practical way through the Home Builders' Service Bureau by selling at very reasonable prices plans and specifications for moderate-priced, well-designed homes. These plans have been designed for us especially for this purpose by well-known architects or they have been prepared by our Home Builders' Service Bureau. In addition to this plan-selling service, we are equipped to help you with your individual problems, either in building, planting, or decorating your house. This additional service is explained in detail in the enclosed circular.

COMPLETENESS OF PLANS: The working drawings and specifications which we supply are complete in every way. A set of drawings includes large-scale details of all exterior and interior woodwork and of all special features in construction. The specifications describe in detail the quality of materials and workmanship which is to go into the house, and no changes should be made without great caution on the part of the Owner.

COST OF PLANS: The cost of each set of plans is given on the separate leaflets. We

provide two complete sets of plans and specifications with an order. An additional charge of \$2.00 is made for each extra set of plans or specifications.

REVERSED PLANS: If the orientation or topography of the proposed location calls for plans in reverse, one set of drawings will be sent printed in reverse, with one set printed straight. From these two sets the builder can erect the house without difficulty.

HOW TO ORDER: To purchase any of the plans contained in this Portfolio, fill out the enclosed order blank, detach, and mail with check or money order to:

THE HOME BUILDERS' SERVICE BUREAU
HOUSE BEAUTIFUL PUBLISHING CORPORATION
8 ARLINGTON STREET
BOSTON, MASSACHUSETTS

COST OF CONSTRUCTION: No definite estimates of cost can be furnished by the *House Beautiful*, as conditions vary so decidedly in different localities. A local builder can give you a rough estimate from the sketch plans in this Portfolio, and if you contemplate building one of them you may, upon the payment of one dollar, borrow the plans before purchasing them in order to get actual building figures from your contractor. This payment is credited if the plans are purchased. An application blank for the loan of plans is enclosed in this Portfolio.

This revised and enlarged Portfolio, replacing 'House Beautiful Homes,' contains several new houses which have been added to our stock plans within the past few years. New sheets will be added from time to time so that this Portfolio, because of its loose-leaf form, can be kept perpetually up to date. Additional copies of this Portfolio can be obtained for 25 cents. Additional sheets for 4 cents each.

APPLICATION FOR THE LOAN OF PLANS

KINDLY send me for inspection one complete set of working drawings and specifications for house number _____. I enclose one dollar to pay for this service, this amount to be deducted if the plans are purchased.

It is mutually agreed and understood that in accepting these plans I receive them for the purpose of detailed examination and the possible securing of an approximate estimate of cost. I agree not to use these plans for the erection of this house or any house the design of which is substantially based on these drawings.

These blueprints will be returned in good condition within 14 days of their receipt or I agree to pay the sale price listed for these drawings and specifications.

(Signed) NAME _____

ADDRESS _____

Date _____

ORDER BLANK FOR THE PURCHASE OF PLANS

PLEASE send me complete plans and specifications of house number _____. Enclosed is my check for \$_____ in full payment thereof. (Deduct \$1.00 if this payment has been made for loan of plans.) It is mutually agreed and understood that in purchasing these plans and specifications I purchase the right to erect from them one house only.

(Signed) NAME _____

ADDRESS _____

Date _____

Make checks payable to the House Beautiful and mail to:

HOME BUILDERS' SERVICE BUREAU
HOUSE BEAUTIFUL PUBLISHING CORPORATION
8 ARLINGTON STREET, BOSTON, MASSACHUSETTS

COST OF BUILDING OUR HOUSES

BUILDING costs vary so greatly in different parts of the country and even with different builders in the same locality that it is impossible for us to give a satisfactory estimate of the cost of any of the houses contained in this portfolio. We have, however, given for each house (either printed below or on the different sheets) its approximate cubic content. Multiply this figure by your local building cost per cubic foot for buildings of similar quality, a figure that can be obtained from a local contractor, and you will have an approximate cost for building the house in your district.

| | |
|-----------------------------|------------------------------------|
| THE 'GREEN'S HOUSE' | House No. 21.....42,000 cubic feet |
| AN ENGLISH COTTAGE OF BRICK | House No. 25.....38,000 cubic feet |
| A COLONIAL COTTAGE | House No. 30.....28,800 cubic feet |
| A BRICK VENEER HOUSE | House No. 35.....28,800 cubic feet |
| A LOG CABIN | House No. 60.....18,000 cubic feet |
| THE COLONIAL HOUSE | House No. 80.....23,600 cubic feet |
| | For Type A2 add 590 cubic feet |
| | For Type A3 add 2280 cubic feet |
| | For Type A4 add 2950 cubic feet |

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